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16TH ANNUAL ODESSA FIRE DEPARTMENT FARM EQUIPMENT AUCTION

Sale Date: Saturday, February 28, 2026, 9am

INSPECTION: Friday, February 27, 8am-5pm

LOCATION: 108 E. Railroad Ave. N., Odessa WA, 99159 (by Rocky Coulee Brewery) watch for signs

FOR CONTACT INFO: Don 509-988-0433, Roger 509-988-0226, to see complete listing go to www.OFDauction.com

GUEST AUCTIONEER: Jake Barth of Yarbro Auctions

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69 Liftall L60; '84 IH w/ dump sander box; '83 Chev C70 w/ 16 ft bed; UTVs; ATVs; Motorcycles; Combine Header; Farm Fuel Tanks; Zero Turn mower plus one for parts; Iron & Steel Tubing, Angle Iron, Metal Rails; Square Tubing, Rebar, Grates, Antiques, Tires & Wheels, Gates, Lots of Tools...

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No Children under 13 allowed

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5.2 cubic inches, deep fill, excellent condition, nothing wrong with it, only 3 years old, just don't like it, $650 price is negotiable. 509-738-7359 Kettle Falls

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Buy, sell, trade, loan. Lizzy's Coins & Jewelry, 123 Palouse Street, Wenatchee. 509-662-8521

1994 ISUZU TROOPER 4
Wheel drive, runs excellent, $3000. Call 509-631-1182, Keller

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No to low shedding, hypoallergenic extra soft coat, raised in my home so they are very socialized & family ready. 20-35lbs mature, health guaranteed, vaccinated, $600. Call or text Lori, 509-860-3302 www.CoolRiverHorses.com

WRECKED & ABANDONED VEHICLE SALE
Date: February 10, 2026 at 11am, inspection time 10am-11am. They are wrecked & do not run. 2006 Ford, Lic# CTD4664. Rowe's Towing, 620 E Iowa, Chelan, WA. 98816. 509-682-4555. Registered Disposer #5193.

IN ACCORDANCE WITH
The revised code of Washington (RCW 46.55.130), Randy's Towing #5664 will sell to the highest bidder. There will be 3 vehicles on Tuesday, February 3, 2026. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-663-8471 for questions regarding this auction. This sale location is 353 Malaga-Alcoa Hwy, Wenatchee

EXCELLENT CAMPFIRE WOOD
Apple bins full of wood, any amount, large or small, can deliver larger amounts, long burning wood for up to 8-10 hours. 509-764-2122 Moses Lake

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ABANDONED VEHICLE AUCTION
Quincy Towing Inc. 401 F St. SW, Quincy, WA 98848. Auctioning a 2005 Lincoln Navigator & a 2014 Nissan Sentra. Wednesday, February 4 at 11am. Viewing at 10am. #5001

MATHEWS CREED BOW
LH 55-70#, optic sights, arrows, SKB case, Primos sling, perfect condition, $450. Jim, 503-894-0066 Colville

RITZVILLE RESIDENTS & BUSINESSES UPGRADE TO RODEO INTERNET
Fast, reliable fiber internet from Rodeo Internet. $39 per month, first month free. Call 509-769-3030 or visit www.RodeoInternet.com/Ritzville for details. Offer ends February 15, 2026

2019 6x10 UTILITY TRALER
Nice condition $1500 or best offer. 509-325-1877 Spokane

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Tubes or ham radio gear. Please call or text, 541-521-9733 Aurora

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In January from 10am-5pm. Ride our 2' gauge train, learn the history of Inland Northwest Railroading, view memorabilia, drive a railroad spike, see model trains run, tour the museum train & have fun! 27300 Sprinkle Road, Reardan. 25 miles West of Spokane on Hwy 2 at 231 S. 509-796-3377 www.InlandNWRailMuseum.com

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In the Lower Columbia Basin. Paying top price for spud-able ground. Call today! Land & Wildlife Real Estate, 509-544-8944 www.LandLeader.com

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PUBLIC AUCTION
Notice of Lien Sale

PUBLIC AUCTION: Saturday, Feb. 7, 2026 - 10am Sharp!
Location: SPOKANE MINI WAREHOUSE
4503 E. TRENT - Spokane, WA

Notice is hereby given pursuant to the Washington Self-Service Storage Facility Act, Chapter 19.150 RCW, RCW Sections 19.150.010 thru 19.150.0904 of the business & professions code of the State of Washington. Spokane Mini Warehouse, located at 4503 E. Trent Spokane, WA 99212, will sell at public auction on February 7, 2026.

Sale starts at 10am sharp. Sign in begins at 9:30am
NO PHONE CALLS PLEASE. NO EARLY BIRDS!

The following brief description of property: Sofas, Mattresses, Wall Art, Electronics and General Household and Garage Items, stored here by the following Parties:

K-58 – Matthew Popp
I-38 – Michael Hurtado
J-04 – Roger Bearden
B-04 – Adam Pucci
C-20 – Gabrielle Ellis
K-44 – Tanner Zak
H-55-03 – Tarah Bothwell

Said sales are for the purpose of satisfying Lien of the undersigned for storage fees, Lien sale costs, and advertising. We reserve the right to refuse any and all bids.
Dated: January 19, 2025 Spokane Mini Warehouse
Published: January 29 through February 4, 2026
Property Manager: Cory Stanford

BUYING VINYL MUSIC RECORDS, LPs, ALBUMS & AUDIO EQUIPMENT
Buying vinyl records, CD's, cassette tapes, & collections, 33/45/78 RPM, all genres. Don't hesitate to text or call. Will travel. Joel, 509-710-3749 Spokane

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We are still having our live auction the second Friday of each month, so mark your calendars for Friday, February 13 & every other week our auctions will be online, check the details out here, PremierAuctionCenter.HiBid.com For information & pictures on our live auction, go to our regular website: www.PremierAuctionCenter.com

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PACIFIC NORTHWEST ESTATE SALE
Friday, January 30, Saturday, January 31 & Sunday, February 1, 10am-3pm. 3806 N. Alberta Street, Spokane. Meet us at the Spokane Autobahn book bonanza, movies galore, peppers dream & so much more! Tons of books, tons of movies, tons of food prep items, tons of vintage PC games, full garage, lawn mower, snow blower, ratchet sets, lots of lanterns & propane, chrome shelving, black metal shelving, lots of household items! Follow us on social media for videos of what's available!

IN ACCORDANCE WITH
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OPERATION DOG TAG PROVIDES COMBAT VETS WITH EMOTIONAL
Support dogs. We are a non-profit organization dedicated to training dogs for combat vets. Then in turn training those Vets to train other dogs for other Vets. Having a dog has been proven to help with rehabilitation & many Veterans in our area are in desperate need. For more information & ways you can help, please call Joe, 509-276-4364

CONSIGN SOON FOR OUR NEXT ONLINE AUCTION MARCH 27
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WARDROBE ESSENTIALS FROM DISCOVERY SHOP
Shop for clothing, accessories, shoes, home goods, seasonal items, collectibles, gifts & more! Discovery Shop, 805 W. Garland Avenue, Spokane. 509-328-9373

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Lane mid-Century modern blanket chest, farm table with 4 chairs, 18" rear tine rototiller, vintage, painted, farmhouse, rustic: wood trunks, buffets, country hutch, wood show skis with bamboo poles, accent tables, pine corner shelf, home & cabin decor; power tools, hand tools, 5000 watt Coleman generator; 17' aluminum canoe, steel job box, aluminum full size truck box, bench top drill press, over 1200 DVD movies just arrived, recliners, beds, TV stands, dresser, Flexsteel sofa, china hutches, curio cabinets. Stop by & visit our store full of ideas today! Red Barn Second Hand, 490 West 2nd Avenue, Colville. Monday-Saturday, 9am-5:30pm 509-684-8995

WRECKED & ABANDONED VEHICLE SALE
Date: February 10, 2026 at 11am, inspection time 10am-11am. They are wrecked & do not run. 2006 Ford, Lic# CTD4664. Rowe's Towing, 620 E Iowa, Chelan, WA. 98816. 509-682-4555. Registered Disposer #5193.

BIGFOOT RECORDS IN THE GARLAND DISTRICT HAS 2000+ NEW VINYL
Records & CDs in stock, as well as used vinyl, CDs, cassettes, stereo equipment & clothing! Always buying, willing to travel to you! Now open 7 days a week! Monday-Saturday, 10am-5pm; Sundays, 10am-3pm. 905 W. Garland Avenue, Spokane. Store, 509-325-0486; Mike cell, 509-342-6208 Spokane https://BigFootRecordsSpokane.com/

VALENTINE'S DAY IS COMING & SO IS FRIDAY THE 13TH!
Shop now & get your Valentine a unique gift this year from Over The Moon Relics! We have items from classic horror to cupid chaos serving love, luck, & a little mischief! Make sure to come in & check out the new collections that are arriving, or if you want to check on something- call us, we love getting your calls, you never know when something new might arrive! Don't wait until February 13 to get your gift, supplies are limited! We are back to our regular hours: closed Mondays; Tuesday-Thursday 12pm-5:30pm; Friday 12pm-6pm; Saturday 11am-5pm; Sunday 1pm-4pm, or call us if you need to make an appointment. 604 W. Garland Avenue, Spokane. 509-998-7660

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Stop by & browse our three floors of treasures & other collectibles! Large selection of books, gifts, music, candy, tools, vintage, jewelry, toys, glass, coins, knives, signs, automotive items, ephemera, video games, vinyl records, cassettes, CDs & so much more! Garland Treasure Trove, 811 W. Garland, Spokane. Stop in & find a treasure! Reg. hours: Tues-Sat., 11am-5pm. 509-863-9738 Spokane

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INLAND NORTHWEST RAIL MUSEUM OPEN SATURDAYS ONLY
In January from 10am-5pm. Ride our 2' gauge train, learn the history of Inland Northwest Railroading, view memorabilia, drive a railroad spike, see model trains run, tour the museum train & have fun! 27300 Sprinkle Road, Reardan. 25 miles West of Spokane on Hwy 2 at 231 S. 509-796-3377 www.InlandNWRailMuseum.com

SALES & AUCTION INDEX

SALES & EVENTS

Jan. 30 & 31, 9am-4pm		Audri's Attic Estate Sales	14706 E. 24th Avenue, Spokane Valley
Jan. 30, 31 & Feb. 1, 10am-3pm		Pacific Northwest Estate Sale	3806 N Alberta St., Spokane
Jan. 30 & 31, 8am-4pm		Estate Sale by Julie	37 W 28th Ave, Spokane

AUCTIONS

Jan. 29, 12pm	Okanogan	Randy's Towing #5244	2135 Elmway
Jan. 30, 12pm	Spokane Valley	Reliable Towing East Auction	13417 E. Trent
Feb.1, 12pm	Airway Heights	Owens Estate Auction	1514 S. Flint Rd
Feb. 3, 12pm	Wenatchee	Randy's Towing	353 Malaga-Alcoa Hwy
Feb. 4, 11am	Quincy	Quincy Towing	401 F St. SW
Feb. 4, 12pm	Spokane	Nelson's Towing Auction	808 E. Houston Avenue
Feb. 7, 10am	Spokane	Public Auction/Lien Sale Spokane Mini warehouse	4503 E. Trent
Feb. 7, 1pm	Clarkston	TKT Towing	1330 Bridge St.
Feb. 10, 11am	Chelan	Wrecked & Abandoned Vehicle Sale Rowe's Towing	620 E Iowa
Feb. 25, 8:30am	Online	J Stout Live Auction	www.jstoutauction.com
Feb. 28, 9am	Odessa	16th Annual Odessa Fire Dept. Farm Equipment Auction	108 E. Railroad Ave. N

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the Exchange
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GARAGE/ ESTATE SALES, EVENTS & AUCTIONS

AUDRI'S ATTIC ESTATE SALES COMES TO THE SPOKANE VALLEY
Friday & Saturday, January 30 & 31, 9am-4pm. 14706 E. 24th Avenue, please park in the back field behind the house. This family home has over 40 years of vintage goodies ready for you! Two levels stuffed with retro furniture, decor, swag lights, Pyrex, vintage dishes & glasses, china, military uniforms & military items, vintage 70's clothing for men & women. He was a musician so we have guitars, cymbals, amps, speakers, & more! There's even a retro 1970's bar! Outside there's a shop of tools, power tools, garden tools & more. Everything in immaculate condition. Very clean house ready for a great sale! We take cash & cards. See pictures & video on our Facebook page & at www.AudrisAttic.com

SPECIAL BARGAIN
Mac The Tool Guy, bear skin rug "It's a little tattered" Famous Joe's Venders Mall, discounted $25. Every week until sold, starts today at $300

ABANDONED VEHICLE AUCTION
Quincy Towing Inc. 401 F St. SW, Quincy, WA 98848. Auctioning a 2005 Lincoln Navigator & a 2014 Nissan Sentra. Wednesday, February 4 at 11am. Viewing at 10am. #5001

ESTATE SALE BY JULIE
Friday, January 30 & Saturday, January 31, 8am-4pm, Saturday only, large items half price & fill a bag for $10. 37 W 28th Ave, Spokane. A little bit of everything for hiking, backpacking, fishing, camping, biking, skiing, golfing & kayaking! Barbecue, patio furniture, redwood picnic table, table top sewing machine, yard tools, AC units, books, bookcases, large computer desk, queen bed, twin bed, miscellaneous kitchen items, bedding, clothing, toys, hand tools, power tools & electricians tools, large assortment of fasteners, vintage Ethan Allen (Old Tavern Collection) dining table, chairs, with matching buffet/ hutch, garage & basement are full!

OWENS AUCTION
"ESTATE SPECIALISTS"
Estate Auction Schedule
OUR NEW LOCATION
1514 S. FLINT RD, AIRWAY HEIGHTS, WA
The Triumph Building off Hwy 2 next to the Rusty Moose
SUNDAY, FEBRUARY 1, 12 NOON
Preview: Saturday, January 31, 10am-2pm
Sunday, February 1, 11am

IMPORTANT COLLECTION OF SOME OF THE FINEST IN THE INLAND NORTHWEST
Including Phase 2 of The Important Estate Collection of a Prominent, Lifetime Collector & World Traveler
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Is scheduling sales for 2026. We can help you handle your Personal or Business Auction or Estate Sale. We take pride in what we do & helping people in Washington & Idaho. Free consultations! Call or text Rich, 509-218-2142

NELSON'S TOWING AUCTION
Wednesday, February 4. Viewing at 11am & bidding at 12pm. 808 E. Houston Avenue, Spokane. 1999 Mercury Grand Marquis, blue; 1978 JAMB 23/MMH, orange; 2013 Dodge Avenger, black; 2001 Buick Le Sabre, green; 2016 Ford Focus, gray; 1999 Buick Regal, white; 2002 Dodge Durango, maroon; 1997 Pontiac Sunfire, yellow; 1995 Jay Eagle 8, white; 1999 Ford Taurus, silver; 2012 Ford Taurus, gray; 2010 Toyota Corolla, white; 2000 Saturn SL, white

HOME GOODS
All weekend long we are selling, exercise bike, medical bed, upright freezer & many more miscellaneous items. Come by & check them out! Make an offer, must go! Call for address 509-993-9351 Spokane

CONSIGN SOON FOR OUR NEXT ONLINE AUCTION MARCH 27
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I BUY OLD STEREOS & OLD WATCHES
Looking for receivers, tuners, amps, cassette decks, reel-to-reel, turntables, speakers, boomboxes, etc. Also buying vinyl records. Call or text with pictures, save my number! 208-691-1073 Post Falls

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• AUTOS • TRUCKS • HAY EQUIPMENT • SPRAYERS • IRRIGATION •
• FARM MACHINERY • TRUCK & TRAILER PARTS • TANKS • TOOLS •
DON'T MISS IT!
16TH ANNUAL ODESSA FIRE DEPARTMENT FARM EQUIPMENT AUCTION
Sale Date: Saturday, February 28, 2026, 9am
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GUEST AUCTIONEER: Jake Barth of Yarbro Auctions
NOW TAKING CONSIGNMENTS
69 Liftall L60; '84 IH w/ dump sander box; '83 Chev C70 w/ 16 ft bed; UTVs; ATVs; Motorcycles; Combine Header; Farm Fuel Tanks; Zero Turn mower plus one for parts; Iron & Steel Tubing, Angle Iron, Metal Rails; Square Tubing, Rebar, Grates, Antiques, Tires & Wheels, Gates, Lots of Tools...
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Do you have a spare room with bathroom access & some kitchen space? Because There is Hope is looking for Host Homes to help Cancer patients in the Spokane area. You don't need to provide any care or transportation. These patients just need a place to stay while they attend their appointments & have treatment. Please visit our website for more information, www.BecauseThereIsHope.org or call 509-435-2143. Thank you!

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Senior Center DANCE CALENDAR
for Members & Guests

FRIDAY, JANUARY 30
Valley Eagles - *16801 E. Sprague, Spokane Valley*
Music & Dance 7pm-10pm by **Country Shuffle**
North Side Eagles - *6410 N. Lidgerwood, Spokane*
Music & Dance 5pm-7pm by **After Dark Band**
Music & Dance 7pm-10pm by **Stage Coach West**

MONDAY, FEBRUARY 2
Corbin Senior Center - *827 W. Cleveland, Spokane*
Music 7pm-9pm by **TNT**

TUESDAY, FEBRUARY 3
Corbin Senior Center - *827 W. Cleveland, Spokane*
Music & Dance 1pm-3pm by **Bobby & Tommy**
VFW 1474 - *2902 E. Diamond, Spokane*
Music & Dance 5-7pm by **Bobby & Tommy**

WEDNESDAY, FEBRUARY 4
Hillyard Senior Center - *4001 N. Cook St., Spokane*
Music 1pm-3pm by **Jerryatrics**
Valley Eagles - *16801 E. Sprague, Spokane Valley*
Music & Dance by **Don Sellers**
Deer Park Eagles - *12 W. South Ave., Deer Park*
Music & Dance 4:30pm-7pm by **Treble Tones**

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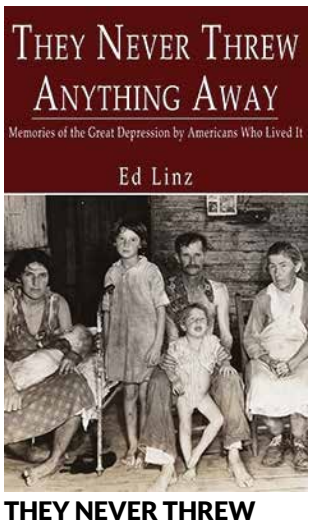

THEY NEVER THREW ANYTHING AWAY
Memories of the Great Depression by Americans who lived it. Contains interviews Mr. Linz did in the late 1990's including one with Walt from Walt's Pickups on Sprague in Spokane & others from the Pacific Northwest. This book can be ordered from your local bookstore or Amazon.com, or directly from www.EdLinz.com $20 retail

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Not to discriminate because of race, color, religion, national origin, sex, age or handicap. Job seekers are encouraged to apply for any position for which they feel qualified, regardless of gender-specific titles

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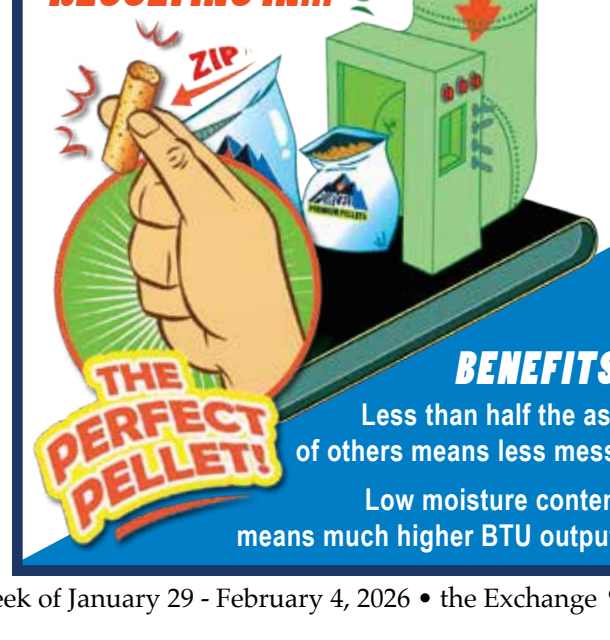

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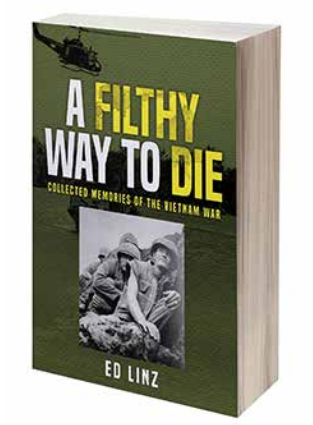

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Mr. Linz interviews over 60 veterans who served in various assignments during the Vietnam War, on the ground, in the air, on the rivers & canals, & at sea off the coast. It also contains a discussion of how the U.S. became involved. Available from your local bookstore or Amazon. Signed copies available from www.EdLinz.com

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HEALTHY BLOOD DONORS ESPECIALLY VITAL DURING ACTIVE FLU SEASON

Show your love, be a lifesaver in February and receive a $15 gift card

Nonprofit Vitalant urges all eligible donors to get the shortest month of the year off to a lifesaving start by giving blood. An active flu season means those feeling healthy and well are especially needed to make up for those unable to give due to sickness.

Show your love in the most meaningful way—by giving the gift of life! Vitalant invites couples, friends, and loved ones to celebrate together by donating blood at any community blood drive or donation center.

In appreciation, Vitalant is thanking all who are well and eligible who donate during February with a $15 gift card. Donors must opt-in to Vitalant Donor Rewards and use code GIVELOVE-2026-V when scheduling to activate the thank-you gift.

Donors of all blood types are needed, especially type O and platelet donors so that blood is always ready for each patient need that arises. Type O can help the most patients because of its broad compatibility. Platelets help stop bleeding and are frequently needed to help cancer patients. Platelets have a short storage life and must be used within a week of donation.

Learn more and make an appointment to give by visiting vitalant.org, download the Vitalant app or call 877-25-VITAL (877-258-4825).

Select Upcoming Blood Drives in the Spokane Area:

- **Tuesday, February 3 – Deer Park**
  St. Mary Presbyterian Church
  9:30 a.m. – 3:30 p.m.
- **Saturday, February 7 – Chattaroy**
  Chattaroy Riverside LDS Church
  10:00 a.m. 12:00 p.m.
- **Tuesday, February 10 – Spokane**
  Gonzaga University, Hemmingson Center
  12:00 p.m. – 4:30 p.m.
- **Wednesday, February 11 – Spokane**
  Spokane Falls Community College
  10:00 a.m. – 1:30 p.m.
- **Tuesday, February 17 – Cheney**
  Eastern Washington University
  10:00 a.m. – 1:30 p.m.
- **Tuesday, February 17 – Spokane**
  Spokane County Main Lobby
  8:00 a.m. – 11:45 a.m.
- **Wednesday, February 18 – Liberty Lake**
  Bank of America Merchant Services
  8:30 a.m. – 11:45 a.m.
- **Monday, February 23 – Spokane**
  Wendle Motors, 1:00 p.m. 3:30 p.m.

These are just a few of the over two dozen community blood drives throughout the Spokane area each week. Donors can also give at the Vitalant Spokane Donation Center at 210 West Cataldo, North Spokane at 11921 North Division, or in Spokane Valley at 12117 East Mission Avenue.

About Vitalant

Vitalant is one of the nation's largest nonprofit blood and biotherapies healthcare organizations, providing hospitals and patients across the U.S. a safe blood supply, specialized laboratory services, transfusion medicine expertise and world-renowned research. Individuals generously donating blood, volunteering and giving financially are essential to our lifesaving mission. Learn more at vitalant.org.

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
PATRICK FANNIN, an individual, Plaintiff,
vs.
DIANE RICHARDS, an individual; JOHN DOE RICHARDS, her husband, and their marital community, if any; and UNKNOWN OCCUPANTS, OWNERS and UNKNOWN CLAIMANTS, Their Heirs, Successors, Devisees and Assigns or any other Person or Entity Claiming any Title, Right, Interest or Equity in the Following Described Property Located in the County of Spokane, State of Washington to wit:
LOT 22, BLOCK 4, ALAMO PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME "J" OF PLATS, PAGE 18, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
Tax Parcel ID No. 35324.0421
Defendants.
Case No. 25-2-06341-32
COMPLAINT TO QUIET TITLE, EJECTMENT AND WRIT OF ASSISTANCE

COMES NOW, the above-named Plaintiff, Patrick K. Fannin, for cause of action against the Defendants complains and alleges as follows (note Plaintiff is admitted to practice law before this Court, Washington License, No. 28191, but appears herein pro se):

I. JURISDICTION AND VENUE

1.1 This Court has jurisdiction over this action pursuant to RCW 7.28.010; CR 70.
1.2 Venue is proper in this Court because the real property and present occupant that are the subjects of this action are located and residing in Spokane County, Washington pursuant to RCW 4.12.010(1).

II. PARTIES

2.1 Plaintiff, Patrick Fannin, claims the sole ownership interest in and right to occupy and possess the real property described herein.
2.2 Defendant, Diane Richards, is an individual who at all times relevant hereto was a resident of Spokane County, upon information and belief, presently occupying the subject real estate despite notice to vacate and may claim, unsupported by law or fact, an interest in the real property described herein.
2.3 Pursuant to CR 10(a)(2), Defendant John Doe Richards is a fictitious name for any statutory or common law spouse of Diane Richards, who may claim an interest, directly or through a marital or community rights. Plaintiff is presently unaware of John Doe Richard's true identity or existence and will amend the complaint to reflect the correct name when it becomes known.
2.4 Plaintiff is unaware of any other persons or parties claiming an interest in or occupying the property described herein. Still, Plaintiff names as defendants all other unknown owners, occupants and unknown claimants, their heirs, successors, devisees, and assigns or any other person or entity claiming any title, right, interest or equity in the real property described herein, pursuant to RCW 4.28.150.

III. FACTS

3.1 The real property (hereinafter "Property") that is the subject of this action is located in Spokane County, Washington, and is legally described as follows:
LOT 22, BLOCK 4, ALAMO PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME "J" OF PLATS, PAGE 18, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
Tax Parcel ID No. 35324.0421
3.2 One or more Defendants failed to pay property taxes for one or more tax years, resulting in delinquency exceeding three years.
3.3 A statutory tax lien attached to the property under RCW 84.60.010 and Spokane County issued and filed a Certificate of Delinquency pursuant to RCW 84.64.050.
3.4 Spokane County commenced a tax foreclosure action in Spokane County Superior Court pursuant to RCW 84.64.050.
3.5 Defendants, including Diane Richards, was provided notice of the foreclosure action as required by RCW 84.64.050, including service and/or publication reasonably calculated to apprise interested parties.
3.6 One or more Defendants had the statutory right to redeem the property prior to the foreclosure sale by paying all delinquent taxes, interests, penalties, and costs.
3.7 Defendant failed to redeem the property prior to the tax foreclosure sale on December 9, 2025.
3.8 Spokane Superior Court entered judgment foreclosing the tax lien and authorizing sale of the property.
3.9 The property was offered for sale at a duly noticed public tax foreclosure auction conducted by the Spokane County Treasurer pursuant to RCW 84.64.080.
3.10 On or about December 9, 2025, Plaintiff was the successful bidder at Spokane County real property tax auction.
3.11 Plaintiff promptly paid the winning bid amount and required costs and thereby acquired title in and to the Property pursuant to RCW 84.64.080(4).
3.12 As the high bidder, pursuant to RCW 84.64.080 Plaintiff has claimed ownership of the subject property since about December 9, 2025, and thus the Spokane County Treasurer has or must execute and deliver a Treasurer's Deed to Plaintiff pursuant to 84.64.080(11).
3.13 All right, title, interest, and estate of all Defendants were foreclosed and extinguished by the tax foreclosure judgment and sale.
3.14 The Treasurer's Deed constitutes prima facie evidence of Plaintiff's ownership and the regularity of the tax foreclosure proceedings under **RCW 84.64.180.**
3.15 Defendants have no post-sale right of redemption under **RCW 84.64.070.**
3.16 No Defendant is a minor or legally incompetent person entitled to extended redemption.
3.17 Despite the tax foreclosure and issuance of the Treasurer's Deed, Defendants assert or may assert a claim adverse to Plaintiff's title.
3.18 Defendants' claim(s) or threat of claim constitutes a cloud on Plaintiff's title that impairs marketability.
3.19 Plaintiff is the owner in fee simple (or other specified estate) of the property.
3.20 Plaintiff's title is superior to any claim by any Defendant.
3.21 Plaintiff is entitled to a decree quieting title under **RCW 7.28.010.**
3.22 Plaintiff is entitled to sole possession, the ejectment of any Defendant occupying the property, including Diane Richards, and Writ of Assistance pursuant to law, equity and Court Rule of Civil Procedure 70.

IV. REQUEST FOR RELIEF

WHEREFORE, Plaintiff prays for judgment against the Defendants and all persons claiming by, through or under them, as follows:
LOT 22, BLOCK 4, ALAMO PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME "J" OF PLATS, PAGE 18, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
Tax Parcel ID No. 35324.0421
4.1 That Plaintiff receive quiet title to the subject property as against the Defendants as of December 9, 2025.
4.2 That all claims of any of the Defendants, in or to said described real property is illegal and void and that said Defendants have no right, title, interest, possessory right or estate in or to the subject property, or any part thereof;
4.3 That Defendants and all person claiming by, through or under them be forever enjoined and barred from interfering with the quiet use, possession and title of the subject property in and to the Plaintiff;
4.4 That in the event this Complaint is contested, for an award of attorney fees and costs;
4.5 Order of Ejectment against all Defendants including Defendant Diane Richards thereby ejecting the same from the property and that the Plaintiff be restored to possession;
4.6 Issuance of a writ of assistance removing Defendant from possession; and
4.7 For such other and further relief as the Court deems just and equitable.
Dated this 29th day of December, 2025.
PATRICK K. FANNIN,
WSBA No. 28191
Pro Se
Date of Publications: 1/8/26, 1/15/26, 1/22/26, 1/29/26, 2/5/26, 2/12/26

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of: CAROLYN RUTH JONES, Deceased.
CASE NO. 26-4-00142-32
NOTICE TO CREDITORS (RCW 11.40.030)
PLEASE TAKE NOTICE

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.020 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication: 1/29/2026
Personal Representative: NANCY J. TUBBS
Attorney for Personal Representatives: MICHAEL BRESSON
Address for Mailing or Service:
Herman, Herman & Jolley, PS
12340 E. Valleyway Ave.
Spokane Valley, WA 99216
Dated: January 26, 2026
Signed:
/s/ MICHAEL J. BRESSON, WSBA #27376
Attorney for Estate

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
In the Matter of the Estate of FRANK A. DAVI, SR., Deceased.
NO.26400163-32
NONPROBATE NOTICE TO CREDITORS RCW 11.42.030

The Notice Agent named below has elected to give notice to creditors of the above-named Decedent. As of the date of the filing of a copy of this Notice with the Court, the Notice Agent has no knowledge of any other person acting as Notice Agent or of the appointment of a Personal Representative of the Decedent's Estate in the State of Washington. According to the records of the Court as are available on the date of the filing of this Notice with the Court, a cause number regarding the decedent has not been issued to any other Notice Agent and a Personal Representative of the Decedent's Estate has not been appointed.
Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.42.070 by serving on or mailing to the Notice Agent or the Notice Agent's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) Thirty days after the Notice Agent served or mailed the Notice to the creditor as provided under RCW 11.42.020(2)(c); or (2) Four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.42.050 and 11.42.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION: January 29, 2026
The Notice Agent declares under penalty of perjury under the laws of the State of Washington on 22 day of January, 2026, at Spokane, Washington, that the foregoing is true and correct.
/s/ JEANINE L. DAVI, Notice Agent
SIGNED AND SWORN to before me this 22 day of January, 2026.
STAMPER RUBENS, P.S.
ANALESE VICKERMAN
WSBA # 61050
Attorney for the Notice Agent
Address for mailing or service:
West 720 Boone, Suite 200
Spokane, WA 99201

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
In the Matter of the Estate of PAUL B. COOLEY, Deceased.
NO. 26400073-32
NOTICE TO CREDITORS RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION: January 22, 2026.
/s/ CRAIG P. COOLEY
Presented By:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON, WSBA #34572
Attorney for the Estate of Paul B. Cooley
West 720 Boone, Suite 200
Spokane, WA 99201

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
WILLIAM HOWARD, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN C. HOWARD, DECEASED,
Plaintiff,
V.
HSBC FINANCE CORPORATION, SUCCESSOR IN INTEREST TO BENEFICIAL WASHINGTON, INC., D/B/A BENEFICIAL MORTGAGE COMPANY OF WASHINGTON, A DELAWARE CORPORATION, ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO AND JOHN/JANE DOES 1-5 INCLUSIVE,
Defendants,
NO: 25-2-06233-32
SUMMONS BY PUBLICATION

The State of Washington to the said: HSBC FINANCE CORPORATION, SUCCESSOR IN INTEREST TO BENEFICIAL WASHINGTON, INC., D/B/A BENEFICIAL MORTGAGE COMPANY OF WASHINGTON, A DELAWARE CORPORATION, ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO AND JOHN/JANE DOES 1-5 INCLUSIVE.
You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 15 day of January, 2026, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff, William Howard, Personal Representative of the Estate of John C. Howard, deceased, and serve a copy of your answer upon the undersigned attorney for plaintiff, William Howard, Personal Representative of the Estate of John C. Howard, deceased, at her office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The object of the action is to quiet title in real property located in Spokane County, State of Washington.
DATED this 12th day of January, 2026.
Alissa D. Raczykowski, Bar #57148
Attorney for Plaintiff
1500 W. 4th Ave., Suite 408
Spokane, WA 99201
alissa@grlawspokane.com
Date of Publications: 1/15/26, 1/22/26, 1/29/26, 2/5/26, 2/12/26, 2/19/26

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
In the Matter of the Estate of MICHELLE LOUISE HALL, Deceased.
NO. 26400018-32
NOTICE TO CREDITORS RCW 11.40.030

The Co-Administrators named below have been appointed as Co-Administrators of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Co-Administrators or the Co-Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION: January 15, 2026
/s/ DON W. HALL
/s/ LAURINDA J. DANNER
Presented by:
STAMPER RUBENS, P.S.
/s/ ALAN L. RUBENS, WSBA # 12239
Attorney for Estate

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In Re the Estate of: KERRY COLLEEN BROWN, Deceased.
No. 25-4-02558-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

The person named below has been appointed as Administrator of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication: January 15, 2026
Administrator: KiAnn Nassauer
Attorney for the Administrator:
Katharine Elizabeth Tate, WSBA 55310
Address for Mailing or Service:
Tate Law Offices, PLLC
23403 E Mission Ave, Ste 215
Liberty Lake, WA 99019
Court of Probate Proceedings:
Spokane County Courthouse
1116 W Broadway
Spokane, WA 99260
Case Number: 25-4-02558-32
Dates of Publication: 1/15/26, 1/22/26, 1/29/26

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of: ALVIN G. VANHORN, Deceased.
CASE NO. 26-4-00143-32
NOTICE TO CREDITORS (RCW 11.40.030)
PLEASE TAKE NOTICE

The Administrator named below has been appointed as Administrator of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.020 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication: 1/29/2026
Administrator:
LAVONNE ARLENE VANHORN
Attorney for Administrators:
MICHAEL BRESSON
Address for Mailing or Service:
Herman, Herman & Jolley, PS
12340 E. Valleyway Ave.
Spokane Valley, WA 99216
Dated: January 27, 2026
Signed: MICHAEL J. BRESSON, WSBA #27376
Attorney for Estate

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of: WILLIAM C. NICHOLS, Deceased.
No. 26-4-00026-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

AMBER LYNN NICHOLS has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
DATE OF FIRST PUBLICATION: January 15, 2026
Attorney for Personal Representative:
DIANNA J. EVANS, WSBA #45702
Address for mailing or service:
28 W Indiana Avenue, Suite E
Spokane, WA 99205-4751
(509) 624-1369

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In Re the Estate of: Sharon Kay Morasch, Deceased.
No. 25-4-02506-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

The person named below has been appointed as Administrator of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication: January 29, 2026
Administrator: Heather A. Morasch
Attorney for the Administrator:
/s/ Katharine Elizabeth Tate
WSBA 55310
Address for Mailing or Service:
Tate Law Offices, PLLC
23403 E Mission Ave, Ste 215
Liberty Lake, WA 99019
Court of Probate Proceedings:
Spokane County Courthouse
1116 W Broadway
Spokane, WA 99260
Case Number: 25-4-02506-32
Publication dates: 1/29, 2/5, 2/12

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
JANET N. MANTZ,
Deceased.
NO. 26400045-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
January 15, 2026
/s/ ANN MARIE MANTZ
Presented By:
STAMPER RUBENS, P.S.
ALAN L. RUBENS, WSBA #12239
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

PLEASE TAKE NOTICE that a public sale of the personal property, including mobile home, located at 35312 N Newport Hwy #209, Chattaroy, WA 99003- 9797, will take place on **January 30, 2026, at 9:00 A.M.** at the following address:
**Rustic Ridge
35312 N Newport Hwy #209,
Chattaroy, WA 99003-9797**
The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property.
Law Office of Eric M. Steven, P.S. 1319 W. Dean Ave., Spokane, WA 99201

**IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF
SPOKANE
In re the Matter of the Estate of:
KIMBERLY ANNE O'DEA,
Deceased.
Case No. 26-4-00094-32
NOTICE TO CREDITORS**

Corey J. O'Dea has been appointed as personal representative of the Estate of Kimberly Anne O'Dea, Deceased. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the addresses below stated a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the Notice to Creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
Date of First Publication:
January 22, 2026
Dated this 20th day of January 2026
FENNEMORE CRAIG, P.C.
/s/ Joanna L. Puryear, WSBA #54932
Attorneys for Petitioner
601 W. Riverside Ave, Suite 710
Spokane, WA 99201

PLEASE TAKE NOTICE that a public sale of the personal property, including mobile home, located at 500 E. Campbell Street Trlr #42, Medical Lake WA 99022, will take place on **January 30, 2026, at 9:00 A.M.** at the following address:
**Whispering Pines Community LLC
500 E. Campbell Street Trlr #42,
Medical Lake, WA 99022**
The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property.
Law Office of Eric M. Steven, P.S. 1319 W. Dean Ave., Spokane, WA 99201

**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
KELLI RENEE BESELER,
Deceased.
No. 26-4-00050-32
AMENDED PROBATE NOTICE
TO CREDITORS (RCW 11.40.030)**

KENDRA E. BESELER has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
**DATE OF FIRST PUBLICATION:
January 15, 2026**
Attorney for Personal
Representative:
RICHARD W. PEREDNIA, WSBA #5773
Address for mailing or service:
28 W Indiana Ave Ste E
Spokane, WA 99205-4751
(509) 624-1369

**IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF
SPOKANE
In re the Matter of the Estate of:
SUE JEAN McCLELLAN,
Deceased.
Case No. 26-4-00095-32
NOTICE TO CREDITORS**

LYNN MICHELLE HUTCHINS has been appointed as personal representative of the Estate of SUE JEAN McCLELLAND, Deceased. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the addresses below stated a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the Notice to Creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
Date of First Publication:
January 22, 2026
Dated this 20th day of January 2026
FENNEMORE CRAIG, P.C.
/s/ Joanna L. Puryear, WSBA #54932
Attorneys for Petitioner
601 W. Riverside Ave, Suite 710
Spokane, WA 99201

**NOTICE TO CREDITORS
Estate of
CHARLOTTE GUY
Deceased
SPOKANE COUNTY SUPERIOR
COURT
CAUSE NO. 25-4-02248-32**

The personal representative named below has been appointed as executrix of this estate. Any person having a claim against the decedent must present the claim in accordance with RCW 11.40.070 by serving or mailing a copy to the executrix at the address below and filing the original with the Spokane County Superior Court within four (4) months after the date of first publication of this notice or the claim will be barred.
Date of First Publication:
January 22, 2026
Executrix:
Becky Swenson
P.O. Box 219
Elmer City, WA 99124
Date of Publications: 1/22/26, 1/29/26, 2/5/26

**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
DARAVADEE PANYARACHUN
MANN,
Deceased.
No. 26-4-00136-32
PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)**

ALISA MANN has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
**DATE OF FIRST PUBLICATION:
JANUARY 29, 2026**
Attorney for Personal
Representative:
DIANNA J. EVANS, WSBA #45702
Address for mailing or service:
28 W Indiana Avenue, Suite E
Spokane, WA 99205-4751
(509) 624-1369

**IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF
SPOKANE
In the Matter of the Estate of:
ERNEST C. BAKMAN,
Deceased
Case No.: 26-4-00104-32
PROBATE NOTICE TO
CREDITORS
RCW 11.40.030**

The personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the deceased must before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented with the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
January 29, 2026
Personal Representative:
Laurie A. Jordan
Attorney for the Personal
Representative: Brant L. Stevens
Address for Mailing or Service: 222
W. Mission, Suite 25
Spokane, WA 99201

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of:
RONALD R. DELUCA,
Deceased.
No. 26-4-00017-32
NOTICE TO CREDITORS**

The Personal Representative named below has been appointed and has qualified as Personal Representative of this Estate. Persons having a claim against the deceased must, prior to the time such claim would be barred by any otherwise applicable statute of limitations, serve their claim on the Personal Representative or on the attorney of record at the address stated below and file an executed copy of the claim with the Clerk of this Court within four (4) months after the date of first publication of this Notice, or within four (4) months after the date of the filing of the copy of this Notice with the Clerk of the Court, whichever is the later or, except under those provisions included in RCW 11.40.011 or Section 4 of this Act, the claim will be forever barred.
DATE OF FILING NOTICE TO CREDITORS with the Clerk of the Court: January 7, 2026
DATE OF FIRST PUBLICATION:
January 15, 2026
/s/ MICHAEL A. DELUCA
Personal Representative
Address: 12425 W. Meadow View Ln
Nine Mile Falls, WA 99026
Date of Publications: 1/15/26, 1/22/26, 1/29/26

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1022783-BF** Title Order No.: **250492371-WA-MSI** Reference Number of Deed of Trust: **Instrument No. 7163750** Parcel Number(s): **15234.4902** Grantor(s) for Recording Purposes under RCW 65.04.015: **DAVID CRAIG, AN UNMARRIED PERSON** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **PENNYMAC LOAN SERVICES, LLC** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **PennyMac Loan Services, LLC** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **2/27/2026**, at **10:00 AM At the South entrance of the Spokane County Courthouse, located at 1116 W Broadway, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 10 IN BLOCK 8 OF HAYDEN MEADOWS FOURTH ADDITION TO THE CITY OF AIRWAY HEIGHTS, AS PER PLAT RECORDED IN VOLUME 24 OF PLATS, PAGE 100; SITUATE IN THE CITY OF AIRWAY HEIGHTS, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **12407 W Chandler Ave, Airway Heights, WA 99001** Subject to that certain Deed of Trust dated **12/21/2021,** recorded **12/21/2021,** under **Instrument No. 7163750** records of **SPOKANE** County, **Washington**, from **DAVID CRAIG, AN UNMARRIED PERSON**, as grantor(s), to **THE LAW OFFICE OF ROBERT S. DELANEY, PLLC**, as original trustee, to secure an obligation in favor of **Mortgage Electronic Registration Systems, Inc., as designated nominee for MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, beneficiary of the security instrument, its successors and assigns**, as original beneficiary, the beneficial interest in which was subsequently assigned to **PENNYMAC LOAN SERVICES, LLC**, the Beneficiary, under an assignment recorded under Auditors File Number **7280384** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$70,994.73**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$370,526.93**, together with interest as provided in the Note from **3/1/2023** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **2/27/2026**. The defaults referred to in Paragraph III must be cured by **2/16/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **2/16/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **2/16/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **9/19/2025**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1022783-BF. Dated: 10/22/2025 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Tianah Schrock, Assistant Secretary Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1022783-BF Sale Line: 916-939-0772 or Login to: **http://www.qualityloan.com** IDSPub #0261094 1/29/2026 2/19/2026

**IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF
SPOKANE
PATRICK FANNIN, an individual,
Plaintiff,
vs.
DIANE RICHARDS, an individual; JOHN DOE RICHARDS, her husband, and their marital community, if any; and UNKNOWN OCCUPANTS, OWNERS and UNKNOWN CLAIMANTS, Their Heirs, Successors, Devisees and Assigns or any other Person or Entity Claiming any Title, Right, Interest or Equity in the Following Described Property Located in the County of Spokane, State of Washington to wit:
LOT 22, BLOCK 4, ALAMO PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME "J" OF PLATS, PAGE 18, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
Tax Parcel ID No. 35324.0421
Defendants.
Case No. 25-2-06341-32
SUMMONS BY PUBLICATION**

The State of Washington to the said UNKNOWN OCCUPANTS, OWNERS and UNKNOWN CLAIMANTS, Their Successors, Devisees, and Assigns or any other Person or Entity Claiming any Title, Right, Interest or Equity in the Following Described Property Located at 811 E. 38th Ave., Spokane, Washington, and as described in the caption of this action.
You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 8th day of January, 2026, and defend the above entitled action in the above entitled court, and answer the complaint of plaintiff Patrick Fannin, and serve a copy of your answer upon plaintiff Patrick Fannin, at his office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. This action seeks to quiet title and for ejectment regarding the real property described herein and in the caption of this action, and to determine the rights, title, and interests of any person claiming an interest in the property.
Address to Serve Plaintiff:
Patrick Fannin
1312 North Monroe
Spokane, Washington 99201
Dated this 6th day of January, 2026.
/s/ PATRICK K. FANNIN
WSBA No. 28191
Pro Se
Date of Publications: 1/8/26, 1/15/26, 1/22/26, 1/29/26, 2/5/26, 2/12/26

**SUPERIOR COURT,
STATE OF WASHINGTON
COUNTY OF SPOKANE
In re the Matter of the Estate of:
LAURA DENISE TALBOT,
Decedent.
NO. 25-4-02621-32
PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced.

The claim must be presented within the later of: (1) Thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.

Name of Decedent:
LAURA DENISE TALBOT
Date of First Publication:
January 22, 2026
Personal Representative:
JUSTIN NEIL TERRAZAS
Attorney for the Personal Representative: TERRY D. GOBEL, JD
Address for Mailing or Service:
GOBEL LAW OFFICE, PLLC
421 W. Riverside Avenue, Suite 908
Spokane, WA 99201
Court of Probate:
Spokane Co. Superior Court
1116 W Broadway Ave, Rm 300
Spokane, WA 99260
Cause No. 25-4-02621-32
Dated: January 16, 2026
/s/ Terry D. Gobel (WSBA #22988)
Attorney for Personal Representative

**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE
In Re the Estate of:
RICHARD ALOYSIUS AKRE, SR.,
Deceased.
No. 25-4-02500-32
PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)**

The person named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication:
January 15, 2026
Personal Representative:
Kathleen Marie Denbroder
Attorney for the Personal Representative:
Katharine Elizabeth Tate, WSBA 55310
Address for Mailing or Service:
Tate Law Offices, PLLC
23403 E Mission Ave, Ste 215
Liberty Lake, WA 99019
Court of Probate Proceedings:
Spokane County Courthouse
1116 W Broadway
Spokane, WA 99260
Case Number: 25-4-02500-32
Dates of Publication: 1/15/26, 1/22/26, 1/29/26

**SUPERIOR COURT, STATE OF
WASHINGTON
COUNTY OF SPOKANE
In re the Matter of the Estate of:
NO. 26-4-00128-32
RONALD JOHN SCHALLER,
PROBATE NOTICE TO
CREDITORS
Decedent.
(RCW 11.40.030)**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced.

The claim must be presented within the later of: (1) Thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.

Name of Decedent: RONALD JOHN SCHALLER
Date of First Publication: January 29, 2026
Personal Representative: ERIC J. SCHALLER
Attorney for the Personal Representative: TERRY D. GOBEL, JD
Address for Mailing or Service:
GOBEL LAW OFFICE, PLLC
421 W. Riverside Avenue, Suite 908
Spokane, WA 99201
Court of Probate: Spokane Co. Superior Court
1116 W Broadway Ave, Rm 300
Spokane, WA 99260
Cause No. 26-4-00128-32
Dated: January 27, 2026.
/S/ Terry D. Gobel (WSBA #22988)
Attorney for Personal Representative

**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE
In Re the Estate of:
GLEN DOUGLAS EMERY AND
KAREN A. EMERY,
Deceased.
NO. 25-4-02441-32
PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)**

The person named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedents must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedents' probate and nonprobate assets.

Date of First Publication:
January 15, 2026
Personal Representative:
Christopher Alexander Faydo
Attorney for the Personal Representative:
Katharine Elizabeth Tate, WSBA 55310
Address for Mailing or Service:
Tate Law Offices, PLLC
23403 E Mission Ave, Ste 215
Liberty Lake, WA 99019
Court of Probate Proceedings:
Spokane County Courthouse
1116 W Broadway
Spokane, WA 99260
Case Number: 25-4-02441-32
Dates of Publication: 1/15/26, 1/22/26, 1/29/26

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of…
KATHLEEN JOLLEY FOX,
Deceased.
No. 25-4-02565-32
NOTICE TO CREDITORS**

The personal representative named below has been appointed as personal representative of this estate. Persons having claims against the deceased must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, serve or mail their claims in the manner as provided in RCW 11.40.070 to the personal representative or the attorney of record at the address stated below and file the original copy of the claim with the Clerk of this Court. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim will be forever barred, except under those provisions included in RCW 11.40.051 or 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent.

DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of the Court: 12/31/25
DATE OF FIRST PUBLICATION:
January 15, 2026
JESSE K FOX
Personal Representative of said Estate
Address: 25051 E Stonecrest Ct
Liberty Lake WA 99019
STEPHEN H. FORD
Attorney for Estate
320 S Sullivan Rd
Spokane Valley, WA 99037
(509) 924-2400

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
GERALD MITCHELL TURK,
Deceased.
NO. 25402571-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
January 15, 2026.
/s/ DONA MARIE TURK
Presented By:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate GERALD MITCHELL TURK
West 720 Boone, Suite 200
Spokane, WA 99201

**IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF
SPOKANE
In re the Matter of the Estate of:
CRYSTL MURRAY-MILLS
Deceased.
Case No. 26-4-00097-32
NOTICE TO CREDITORS**

Nicole M. Gerrard has been appointed as personal representative of the Estate of Crystl Murray-Mills, Deceased. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the addresses below stated a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the Notice to Creditors as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.

Date of First Publication:
January 22, 2026
Dated this 20th day of January 2026
FENNEMORE CRAIG, P.C.
/s/ Joanna L. Puryear, WSBA #54932
Attorneys for Petitioner
601 W. Riverside Ave, Suite 710
Spokane, WA 99201

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
ROBERT E. KELLER,
a single person,
Plaintiff,
v.
1. ALVIN T. PAULSEN,
a single person;
2. MICHELLE R. MARTINEZ,
a single person; and,
3. ALL OTHER PERSONS
CLAIMING ANY RIGHT TITLE OR
INTEREST IN OR TO THE REAL
PROPERTY DESCRIBED HEREIN;
Defendants.
NO. 25-2-05200-32
SUMMONS**

The State of Washington to the said Defendants, ALVIN T. PAULSEN and MICHELLE R. MARTINEZ to this Action:

You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 24th day of December 2025, and defend the above-entitled action in the above entitled court, and answer the complaint of the Plaintiff ROBERT E. KELLER, and serve a copy of your answer upon the undersigned attorney for Plaintiff, KYLE W. NOLTE, at his office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. In the above-entitled action, Plaintiff is seeking to quiet title to the real property located at 1644 E Longfellow Ave., Spokane, WA 99207.

STAMPER, RUBENS, P.S.
BY: /s/ Kyle W. Nolte
KYLE W. NOLTE, WSBA #27073
Attorney for Plaintiff
720 W. Boone Ave., Ste. 200
Spokane, WA 99201
(509) 326-4800
Date of Publications: 12/24/25, 1/1/26, 1/8/26, 1/15/26, 1/22/26, 1/29/26

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
PAUL F. SANDS,
Deceased.
NO. 26400071-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
January 22, 2025.
/s/ NORM BARTLETT
Presented By:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate
NORM BARTLETT
West 720 Boone, Suite 200
Spokane, WA 99201

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
JOSEPH Z. ARSENAULT,
Deceased.
NO. 26400075-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
January 22nd, 2026
/s/ CHRISTINE BROUILLETTE
Presented By:
STAMPER RUBENS, P.S.
/s/ ANALESE VICKERMAN
WSBA 61050
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

**IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR SPOKANE COUNTY
In Re the Estate of:
DONNA GOODNER,
Deceased.
Cause No. 26-4-00125-32
NOTICE TO CREDITORS**

PLEASE TAKE NOTICE that BRIAN JACOBSON has been appointed as Personal Representative of the above-entitled estate. Any person or entity having a claim against the decedent must present the claim in the manner as provided in RCW 11.40.070 by serving or mailing to the Personal Representative or the attorney of record at the address stated below a copy of the claim and filing the original of the claim with the court, before the time the claim would be barred by any otherwise applicable statute of limitations.

The claim must be presented within the later of: thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against the decedent's probate and non-probate assets.

DATE OF FILING: January 26, 2026
DATE OF FIRST PUBLICATION:
January 29, 2026
DATED this 26th day of January 2026.
GOERTZ & LAMBRECHT PLLC
/s/ Amy J. Goertz
Amy J. Goertz, WSBA No. 25173
Attorney for Personal Representative
2829 S. Grand Blvd., Suite 303
Spokane, WA 99203

**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estates of:
RENEE M. BIES,
aka RENEE M. MCDANIEL,
Deceased.
No. 25-4-02218-32
PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)**

Glen F. Engelhardt has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.

**DATE OF FIRST PUBLICATION:
JANUARY 15, 2026**

Attorney for Personal Representative:
DIANNA J. EVANS, WSBA #45702
Address for mailing or service:
28 W Indiana Avenue, Suite E
Spokane, WA 99205-4751
(509) 624-1369

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
BARBARA J. OBDE,
Deceased.
NO. 26400046-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
January 15, 2026.
/s/ SCOTT BOWKER
Presented By:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate of
Barbara J. Obde
West 720 Boone, Suite 200
Spokane, WA 99201

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FEMALE FRENCH BULLDOG
Full AKC registration, 3 months old, vaccinated & dewormed. $1800. For more information, call/text 509-274-0860, Richland

FULLY AKC REG. GOLDEN RETRIEVER FULLY PUPPIES
Born November 14, 2025, 2 males & 1 female, vet checked, deworming & vaccinations current, comes with an AKC packet, $1250. Text or call Brenda, 509-550-3571 Valley

PUREBRED BASSET HOUND PUPPIES
8 weeks old, first shots & dewormed, ready to go to loving homes! Four males, three females available, $1200. Please call or text, 509-951-6451 Spokane Valley

ATTENTION FEMALE VETERANS
Operation Dog Tag is starting dog training classes for female MST survivors. These classes are free & held at the Spokane Vet Center on Mirabeau Parkway in Spokane Valley. For details please contact Joe, 509-276-4364 be sure to leave a message & I will get back to you. Thank you for your service

MALE YORKIE TERRIER PUPPY
Ten weeks old, deworming & vaccines up to date, $1200. Text 509-666-9794 Spokane Valley

BIEWER TERRIERS
Two boys, hypoallergenic, mom 8lbs & dad 5lbs, they are 6 months old, vaccinations & deworming up to date, $950. Text 509-666-9794 Spokane Valley

GLADIATOR MASTIFF PUPPIES
Quality crossbred English x Brazilian for health, large stature, adoring temperaments, calm personalities, great with kids, these cuddly puppies form strong attachments, lifetime loyalties, & mature into giant lapdogs. Experienced breeders, first shots & dewormed, $500. www.GladiatorMastiffs.com 509-690-2712 or 509-680-1029 South of Colville

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Is Looking for Therapy Dogs in This Area!
IS YOUR DOG
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There is a huge need in this area for Therapy Dogs to visit medical facilities, retirement homes, hospice care, etc.
It's a great way to spend time with your dog & give back to your community. Your dog does NOT NEED to have ANY Special Obedience Training, or Therapy Dog Training.
WE TEST YOU & YOUR DOG AT NO CHARGE!
Please visit our webpage for information, and to apply
www.TherapyDogs.com

YORKIE PUPPIES
Looking for a new home, 2 males, born August 31, 2025, all shots & dewormed, very playful & like to cuddle, great around other dogs. For more information, 509-380-1577

MINI GOLDENDOODLES
Ethically raised in our family home, health tested parents, 20lbs full grown, vaccinations, worming & microchipped, potty & crate training, come with puppy supplies! Moscow, Idaho delivery available! www.-SimplyGoldenDoodles.-com 618-713-6903

HUSKY MALAMUTE GIRLS, FIVE MONTHS OLD
Need forever homes, they are very playful & have a lot of energy, more photos available on request. Call Krista for more information, 970-571-7038 Ritzville

FEMALE BLUE HEELER MIX READY FOR HER FOREVER HOME
This 35lb bundle of joy has made a full recovery from a broken humerus & is now ready to leap into the heart of her forever family! She is about 1-1/2 years old, & full of fun, play & personality. She does well with other calm dogs who don't get up in her face & is fine with cats. She loves her toys & has 100% Heeler personality & traits, she would do well in a home without small children. Elsa is fully vaccinated, dewormed, spayed & micro-chipped, her adoption fee is $200. Are you ready to add some sparkle & spunk in your life? Elsa's your gal! You can see more pictures of Elsa on our website, www.TheFurry-FarmRescue.org or if you'd like to speak to a volunteer please call or text, 509-230-6540 Spokane

GERMAN SHEPHERD MIXED PUPPIES
Looking for a nice home, great with kids, fluffy, friendly, learning to be leash trained, smart dogs, 12 weeks old, first round of vaccines, male with docked tail & 1 female available, $200. 509-294-4993 Spokane

MICRO-MINI BERNEDOODLE PUPPIES
$2500-3500. Message/call 509-430-7204. Burbank Bernedoodles, Burbank, WA

PUREBRED KOMONDOR PUPPIES
Rare breed, genetic health tested, current on shots, great companion, family or farm dog, asking $1,000. Call landline 208-476-5760 or email katedwire@gmail.com

PAPERED TOY AUSSIE PUPS
Blue merles available, will come vet checked, dewormed & up to date on shots. Call or text 509-634-0692

CORGI PUPPIES
Eight weeks old, ready for their forever homes, tails & dewclaws done, will be started on puppy shots. Females, $650; males, $550. MaryJo, 509-641-0200 Keller

THE EXCHANGE IS PROUD TO ASSIST
Local law agencies to stop irresponsible backyard breeders & puppy mills. If you bought a sick puppy or had a strange buying experience please report it to us & if applicable, the local authorities. We take pride in creating a safe buying & selling marketplace for the Eastern Washington community. 509-922-3456 or www.PacificNW.Exchange, SCRAPS 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266

TWO MALE FRENCH BULLDOGS
Full AKC registration, vaccinated & dewormed, 8 weeks old. $1600. For more information, call/text 509-274-0860, Richland

MINIATURE PINSCHER/ DACHSHUND PUPPY
Adorable, sweet, precious & smart, will not get bigger than 10lbs. Comes with first round of shots, deworming, ready now. One female left, $800. Call or text, 509-991-9819 Spokane

2 YEAR OLD NEUTERED GOLDEN RETRIEVER
Very loving, medium color, $250. 208-750-6195 Otis Orchards

SIX MONTH OLD MALE BERNADOODLE
Potty trained, shots up to date, goes by Jack, $500. 509-655-9116 Deer Park

SWEET DESIGNER PUPPIES LOOKING FOR FOREVER HOMES
We have Havanese, Maltese & Shih Tzu mix puppies ready to join loving families! Born November 15, 2025. Two females & two males available, loving, playful & great companions. Females, $2000; males, $1000. Serious inquiries only. Text 509-385-9761 Spokane

CHIWEENIE PUPPIES
Five boys, $300 each, have had first shots. Text or call Jack, 509-818-2802 Springdale

AKC REG. MINI SCHNAUZER PUPPIES
Three females & one male, exceptional quality, tails & dewclaws done, dewormed & first shots, home raised, parents on-site, ready end of January, $1500. Call or text, 509-475-0442 North of Spokane

AKC ROTTWILLER PUPPIES
13 weeks old, waiting for their forever homes, males & females available. Text or call 509-216-8474

CHOW CHOW PUPS
Two males remaining in our litter! Asking $325, first shots & dewormed, 11 weeks old, $325. 509-528-0652

MINIATURE/ MOYEN POODLE PUPPIES
Estimated size 18-24lbs, born January 16, parents registered, delivery available with fee, taking deposits to reserve now. $900-$1100. For information, 509-936-4184

THE EXCHANGE HAS THE RIGHT
To refuse any ads if mistreatment, abuse of animals or otherwise harmful situations to the animals health or well being are suspected.

MINIATURE AUSSIE DOODLES
No to low shedding, hypoallergenic extra soft coat, raised in my home so they are very socialized & family ready. 20-35lbs mature, health guaranteed, vaccinated, $600. Call or text Lori, 509-860-3302 www.CoolRiverHorses.-com

TRICOLOR BEAGLE PUPPIES
Current on their shots, dewormings & ready for their new homes. $750. We can meet you halfway for delivery. Please call Donny or Jackie for more information, 509-941-9977

RARE CHOCOLATE GOLDENDOODLES
Pick your Valentine sweetheart! Beautiful F1b coats, sweet, smart, loyal, homebred, dewclaws, shots. Born December 22, reasonably priced to place in perfect forever homes, $875. Call or text to meet them 208-771-2732 Coeur d'Alene

SUSPECT A PUPPY MILL?
To help those dogs you must contact your local authorities. Photos, names, addresses all help create a case for law enforcement to obtain the proper documentation to rescue the animals in need as soon as possible. SCRAPS 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266

BEAUTIFUL BICHON POODLES
Ready for their furever homes, hypoallergenic & non-shedding. 2 males & 1 female, vaccinated & dewormed. Dam is mini white Poodle, sire is a Bichon Frise. $750. Call/text 509-515-6997, Granger

COLVILLE VALLEY ANIMAL SANCTUARY
Is a non-profit located in Stevens County that helps care for cats & dogs. CVAS not only helps the animals find their fur-ever homes, but also the community & surrounding area. We offer low-cost vaccination clinics, information resources, Furry Tales (reading program for children), pet food bank, Seniors Saving Seniors (program matching seniors with senior pets at no cost; some requirements apply) & much more. Without the generosity of caring people who believe in our cause we would not be able to be here for those who need us. CVAS is funded by donations & any grants. Our daily operations are run mainly by wonderful volunteers who give their time & heart to CVAS. If you would like to volunteer or donate to CVAS please contact us: 509-684-1475, office@cvasanctuary.org or www.CVASanctuary.org

ROTTWEILER BELGIAN MALE MIX
16 weeks old, 1 male left! He's very sweet & mellow, $150. Call or text 509-299-0470, located 15 minutes west of Cheney

MINI GOLDENDOOLES
Ready for Valentine's! Taking deposits, for more information, call/text 509-430-3243

LOVABLE, HUGGABLE SPOILED BRAT CATS
Rescued 2 pregnant cats 5 months ago, ended up having lots of kitties, all spayed, neutered & had their shots, good family cats especially with children. 509-242-3315 landline phone Spokane area

ATTENTION GERMAN SHEPHERD LOVERS!
Meet Zephyr, a 7 year old, 70lb neutered male German Shepherd who is mature, intelligent & ready for a fresh start in a secure & stable home. He's crate trained, housebroke, & knows his obedience! He's been well loved & trained over the last 4+ years, & his current caretaker is happy to provide background to support his transition. Zeph thrives when he has a job to do. He's a working dog at heart & needs both physical exercise & mental stimulation daily. If you're a long-distance runner, hiker, or farm dweller, he could be your perfect partner! His current family is heartbroken to let him go, but they know he deserves more space, time, and attention than they can provide. If you're looking for a loyal, active companion to share your adventures, Zephyr is your guy. He is good with other dogs & respectful kids 7+ years old, no cats or small animals. He is up to date on all his vaccinations, dewormed & heart worm tested. His adoption fee is sponsored. To see more pictures of Zephyr go to www.TheFurryFarmRescue.org or if you'd like to speak to a volunteer please call or text, 509-230-6540 Spokane

CHIHUAHUA PUPPIES
Males & females, can send pictures, first shots & deworming. Call for more information, 208-660-6235 or 208-699-0557 Rathdrum

TEN HUSKADOODLE PUPPIES AVAILABLE
Adoption starts February 25, have been raised with children & cats, very intelligent & affectionate will start potty training. 3 females, 7 males, six are black & four are brown or tan $350. Call or text JJ for more details, 360-214-1695 Othello

AKBASH PYRENEES PUPPIES
2 month old puppies available, intelligent, friendly with kids & are protective animals, $250 each. Free delivery available. Call or text Ivan, 509-289-8242 Ephrata

COMMEMORATIVE CONCRETE PERSONALIZED STONES!
We can engrave anything: names, dates & photos, starting at $40! Guaranteed for life & we can ship anywhere in US for $20. www.CommemorativeConcrete.com or call 509-954-5946 Clayton

BLUE/WHITE MERLE MALE BULLY
2 year old male Bully in need of new home. Well behaved, good with kids, cats & other animals. $350. Message me for more information. 509-607-8111

BERNADOODLE PUPPIES
4 Bernadoodle puppies, 3 boys & 1 girl, $1000. These sweet little things will be ready for their forever homes on February. If you have any questions please call or text 509-630-4279, Cashmere

YORKIE CAIRN TERRIER PUPPIES
First & second vaccinations, boys & girls to choose from, $500. Call or text for more information, 509-558-0057 Springdale

GOLDEN RETRIEVER PUPPIES
Six available, ready for homes January 25, two females & four males, $550. 509-842-4619 Nine Mile Falls

F1BB MINI GOLDENDOODLES
Text 509-430-3243

PUREBRED GREAT DANE PUPPIES
Ready February 28, first shots, lots of colors. Text for pictures, 509-440-3555 Medical Lake

KITTENS
Two pepper tiger color boys, 3 boys & one girl tiger & white, 3 orange & white boys, & one multi color girl handled daily bring kitty carrier $5 each Serious inquiries only, 509-276-2294. If no answer, 509-821-1514 Deer Park

GOLDENDOOLES PUPPIES
Ready January 30, vet checked, dewormed, first vaccinations. Call or text 509-760-6675

CORGI PUPPIES
Health tested, vaccinated, dewormed, microchipped & a care package. 509-945-5108

AKC CAIRN TERRIER PUPPIES
Toto Wizard of Oz puppies $1200 female, $1000 male, first shots, weaned, available now, taking deposits, call or text for photos & videos. 509-751-6500

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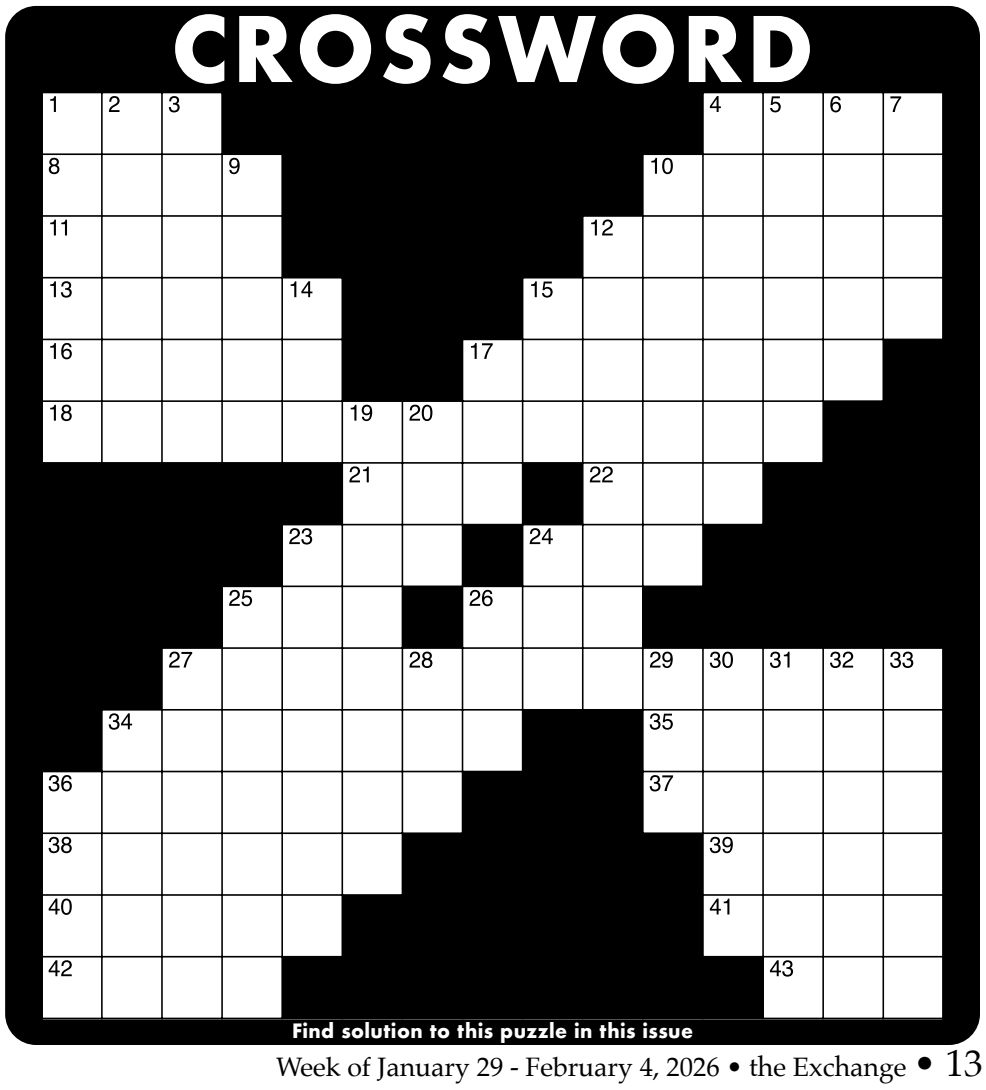
11. Egg-shaped
12. Could not remember
13. French modernist painter
15. Persons
16. Painful intestinal obstruction
17. Professions
18. Is up to the task
21. Wood or metal bolt
22. Tax collector
23. A way to save for the future
24. Georgia rockers
25. Midway between north and northeast
26. High schoolers' test
27. Does not accept responsibility
34. One who prepares
35. Gout-indicative deposits
36. Place to play games
37. Book of Genesis character
38. Cleans oneself
39. Unloaded for money
40. Genus of flowering plants
41. Take a puff
42. Congressmen
43. God of battle in Scandinavian mythology

DOWN
1. Type of bomb
2. South Pacific islands
3. Celestial body
4. Negotiates
5. Consider in a specified way
6. Type of group in organic chemistry
7. Buddhist monasteries
9. Inhabitant of Bering Sea island
10. Body part
12. Milestone birthday
14. Thyroid-stimulating hormone
15. More (Spanish)
17. Chicago ballplayer
19. Leaves a place
20. Cannot be found
23. One's internal body parts
24. Tell on
25. North American peoples of southwest
26. Soviet Socialist Republic
27. Extract used for jams and jellies
28. Greek goddess of the dawn
29. Old English letter
30. A way to exaggerate
31. Get up and leave
32. "Boardwalk Empire" character
33. More generous
34. Hanging cloth used as a blind
36. Ancient Greek sophist



3 BEAUTIFUL SHIH POO PUPPIES
Ready for their new home, vaccinated & dewormed. $700 per puppy. Can meet halfway for delivery, call or text 509-948-3227 or 509-380-2349, Pasco

TOY POMERANIANS
3 female & 1 male pure-bred Toy Pomeranians! So sweet & friendly, looking for their forever home. $800 each, firm on price. Please contact 509-778-2016

SHIH TZU PUPPIES BORN SEPTEMBER 21
One male, two sets of shots & dewormed, looking for forever homes, $700. 509-953-1619 Spokane

AKBASH PYRENEES PUPPIES
Livestock guardian puppies, first shots, ready for homes, $100. Will meet for delivery. 509-779-4445 Curlew

AKC YORKIE PUPPIES
6 weeks, great markings, intelligent & quick learners, have first shots, & ready for new family to love them

FEMALE FRENCH BULLDOG
Full AKC registration, vaccinated & dewormed, 8 weeks old. $1600. For more information, call/text 509-274-0860, Richland

FRENCH BULLDOG PUPPIES AVAILABLE
If interested, contact 509-728-3246

100% GREAT PYRENEES MALE PUPPY
Born October 14, 2025, perfect livestock guardian dog or family dog, raised around young children ages 1 & 3, $800. Call or text ShayLynn, 509-995-7756 Springdale

GERMAN SHEPHERD PUPPIES
10 weeks old, full blood German Shepherds, 2 males & 4 females. $500 firm. Call/text 509-930-5032 for more information. Wapato, WA

YORKIE TERRIER PUPPIES NEED LOVING HOMES
Mom is 8lbs & dad is 6lbs, vaccinations & deworming up to date, well socialized, three females, two males, non shedding & hypoallergenic, love to snuggle, parents are very smart, ready to go now. Please text or call, 509-720-9180 or 509-828-7042 Spokane Valley

TICA REGISTERED MAINE COON KITTENS
Maine coon kittens available for reservation. First shots/deworming. $ 800-1000 cash for each. Call or text for more information 509-994-1632 Spokane

LABRADOR/ STAFFORDSHIRE BULL TERRIER MIX ADULT FEMALE
Foster or forever home needed! Birdie is a complete sweetheart & is happiest when she's right at your side. Men are still a little scary to her, so any men in the home will need to be extra sweet to her to earn her trust. Birdie is leash trained, crate trained, & fully potty trained! Her prey drive is strong, so a cat free home is best. She would love to be your hiking/ walking buddy so that she can bring her giddy energy to your adventures. Birdie is about 2 years old, 53lbs, spayed, micro-chipped, dewormed & up to date with all her vaccines. Her adoption fee has been sponsored to help her find a home fast! If you're looking for a loyal, outdoorsy companion who will follow you anywhere & always keep life interesting, Birdie is your girl! To see more pictures of Birdie go to, www.TheFurryFarmRescue.org or if you'd like to speak to a volunteer please call or text, 509-230-6540 Spokane

MINI/ TOY AUSSIE PUPPIES
Mom is 15lbs, dad is 18lbs, will be up to date on age appropriate deworming & shots, ready Febuary 1. $550. 541-215-9581. Located in Hermiston, but can meet part way if needed

CHIHUAHUA BROTHER & SISTER
Black & white male, $600. Gray & white female with blue eyes, $800. Both have first shots & dewormed, they are very sweet & loving. Please text if interested, 509-385-6192 Spokane Valley

PUGS
2 female & 1 male Pugs ready for their forever home! Super cute & friendly puppies. $500 each. Please contact 541-561-8815

THE EXCHANGE HAS THE RIGHT
To refuse any ads if mistreatment, abuse of animals or otherwise harmful situations to the animals health or well being are suspected.

MALTESE/AUSTRALIAN TERRIER MIX
7 weeks old, first vaccine, 3 males & 1 female. $600. Text me for more information. 509-492-8606

STUD SERVICES
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OPERATION DOG TAG

OperationDogTag.org

My name is Steven, I served with the U.S. Army in the 10th Mountain Division. I served in combat in Iraq and Afghanistan. My wife attempted for two years to get me into a service dog program to help with my PTSD and traumatic brain injury, but I kept receiving the run around by various companies. I had pretty much lost all hope until I heard about Operation Dog Tag from another combat veteran. Joe Scheffer, the Director, and master trainer, was given my phone number, and was asked if he would contact me. Well he did, and I was told I was welcome to come to the classes until they located a dog that would be suitable for me and my needs. As I attended classes without a dog, I made my hopes known that I would very much like a German Shepherd for my battle buddy, and I was willing to wait no matter how long it would take. Four weeks went by and I was asked if I would help with a dog that Joe brought to class. After half way through the class Joe asked me what I thought about the dog? I thought I was just helping him with the dog for one of his clients, but I said I liked him, and Joe responded, "Good, he is yours!" I was so surprised and very happy. I want others to know that my

new friend "Dutch" has been one of the best things that could have happened to me. My dog, Dutch, has given me more peace and purpose in my life since the difficulties from combat. I hope other combat brothers and sisters will think about a battle buddy for themselves. Thank you for everything Operation Dog Tag and Joe!

Steven Smethurst / U S Army, 10th Mountain Division, OIF-OEF

A MESSAGE FROM THE DIRECTOR OF OPERATION DOG TAG

Operation Dog Tag is a non-profit organization dedicated to training dogs for combat Veterans. Then in turn, training those Vets to train other dogs for other Vets. Having a dog has been proven to help with rehabilitation & many Veterans in our area are in desperate need. The Veterans are given these dogs at no cost. So please help us help our Veterans by donating to:

Pointman Int'l Ministries
(DBA Operation Dog Tag)
Joe Scheffer, Director
PO Box 1892, Deer Park, WA 99006
509-276-4364 *(leave message)*

Dedicated to all men and women who served in combat and their families who love them. Operation Dog Tag wishes to educate the community of their purpose and asks for help in aiding the returning Veterans along with the ones that are already struggling at home.

And we Veterans thank you as we continue *"Making Man's Best Friend Even Better For A Veteran"*

- Joe Scheffer, Director/Trainer of Operation Dog Tag, Vietnam Vet USMC

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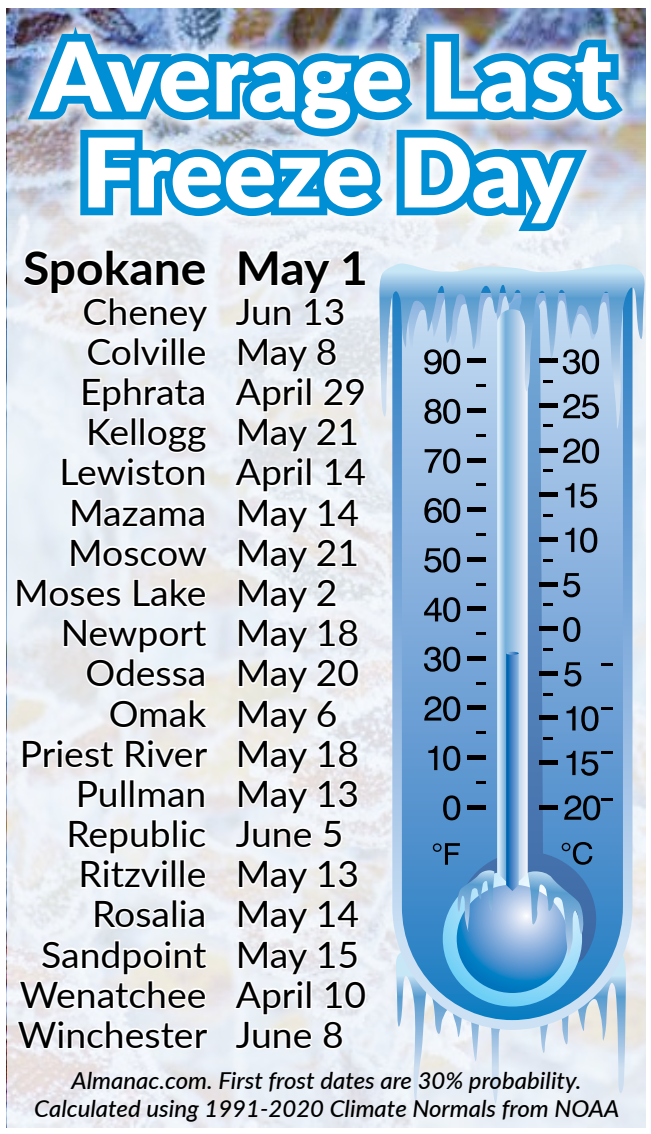
Average Last Freeze Day
Spokane May 1
Cheney Jun 13
Colville May 8
Ephrata April 29
Kellogg May 21
Lewiston April 14
Mazama May 14
Moscow May 21
Moses Lake May 2
Newport May 18
Odessa May 20
Omak May 6
Priest River May 18
Pullman May 13
Republic June 5
Ritzville May 13
Rosalia May 14
Sandpoint May 15
Wenatchee April 10
Winchester June 8
90 80 70 60 50 40 30 20 10 0 °F
30 25 20 15 10 5 0 5 10 15 20 °C
Almanac.com. First frost dates are 30% probability.
Calculated using 1991-2020 Climate Normals from NOAA

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Fishing Magician

Dave Ingalsbee

Reach Dave @ www.FishingMagician.com or FishBoy@nwi.net "The Outdoor Insider"

I made a couple of trips around the region recently, to check out the conditions on some of the lakes in the area. I wanted to see if any of them had frozen over. I also went to the lower end of Rufus Woods Reservoir and did some videos of the fishing accesses there.

One of the places I visited when I was on one of my sweeps through the region to check on conditions was Potholes Reservoir. I saw that one boat had launched at the State Park and there was no ice near the ramp. The same was true at Blythe, and I noticed a number of walleye carcasses near the ramp here. Someone is catching some walleye on Potholes. I stopped at the tackle shop at Mar Don, and the fellow there said that yes, there are some walleye being caught. He said you shouldn't expect to get a dozen but three or four is quite possible. Most walleye anglers are using blade baits or Jigging Rap style of jigging baits this time of year. I asked him if he had heard of trout being caught off of Medicare Beach and he said that they come in for bait, but then never stop back to tell him how they did. Some weekends you will find quite a number of anglers fishing from the shore off this beach, which is on the east shore of Potholes. There is a park here, Discover Pass required, with picnic tables and restrooms, which makes it nice. This week's photo is of Dave Easley and Karl Reinecker, from Wenatchee, who were fishing, without success, at Medicare Beach.

It has been chilly enough lately that I wanted to check on the conditions of some of the lakes in the region. There could be the possibility of ice forming and making things difficult for anglers who like to fish some of the lakes that are open year-round. So, I drove up to Manson, near Lake Chelan, and visited Roses Lake. This lake received a plant of 20,000 triploid rainbow trout in November and anglers have been enjoying very good fishing this fall and early winter. I fished it earlier this fall and we caught a mix of both rainbow and tiger trout on Roses. I found the lake ice free when I checked on it earlier this week. A couple of anglers arrived just as I was leaving. They were heading out on the new fishing pier to try their luck. I also noticed that boaters can still use the launch here, too. Trout fishing should be good until it starts to freeze, and if the ice gets thick enough, ice fishers will be targeting the perch at Roses. Perch are abundant in the lake and mostly filleting size as well.

I got a call from Beau Harmon, who put me up at his place in Curlew when I fished the Kettle River earlier this fall. He and his wife had driven down to Keller and fished near the marina for the triploid rainbow trout in Lake Roosevelt. They had a great time fishing from the shore, landing six before his wife got too cold to continue. The fish ranged in size from about 16 inches to one they estimated weighing 4 pounds. Although they usually get their fish on a marshmallow and worm combo, they found the fish weren't interested. His wife put a small single egg on with the marshmallow, and that changed everything. The fish would only take this bait that particular day. Another angler that was fishing next to them wasn't having any luck, so they gave him some eggs, and he immediately landed a fish. Now I am going to have to bring another type of bait along when I fish out of Keller. I need to plan a trip up there soon. Roosevelt rainbow are fun to catch and smoke up great! There is good access to the water at the park below the marina, and at the mouth of the marina bay. Beau also checked on Curlew Lake for me. He said there is five inches of ice off the State Park now, and some folks are pulling lots of perch through the ice. He said that the water depth of about 30 feet is where they are finding them. Perch range in size from 8 inches up to a foot long. The ice is just forming off the beach at Tiffany's Resort, but when it gets thick enough for safe ice fishing it's a very good place to go. Tiffany's isn't open and doesn't rent cabins this time of year, but for a ten dollar fee you can park near the boat launch and fish from there. The ice fishing is good enough that many people pay the fee to fish here.

I have been wondering what the kokanee fishing has been like this winter on Lake Chelan. I figured if anyone would know it would be Nate Stull, of Stully's Guide Service. He guides for kokanee, even in the winter, on Chelan and we are going to do a video on winter techniques for catching these fish sometime soon. When I sent him a note he said he had just fished a short day with his wife. Although they just put ten 10- to 11-inch fish in the cooler, he said the action was great. He had a lot of double to quadruple hits on his gear and even boated a few small mackinaw while he was out there. This got me excited about getting out on the lake. I have had many successful trips in the winter months on Lake Chelan. Even if the fish aren't very big it is a ton of fun catching them when the action is like what Nate experienced. You have to be prepared for changing weather when you plan a trip. Winter days can range from bright and sunny to snowy and cold. It's great to be out on the water no matter what.

There were 200 people that turned out for the 22nd Annual Molson Ice Fishing Derby that took place last weekend. The winning trout came from Sidley Lake and measured 22.5 inches. This was worth $500 to the lucky angler that caught it.

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Requires the seller to give the buyer a receipt with the names & addresses of both the buyer & seller, date of sale, quality/ type of wood, quantity of wood, the quantity in which the price is based (cords) & price of the transaction. Buyer's or seller's complaints should be formally made to The Washington State Department of Agriculture's Weights & Measures Program at 360-902-1857 with information to the Exchange

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2016 305E2 EXCAVATOR
Hydraulic thumb, angling blade, new rubber tracks, digging bucket & new 47" clean out bucket, enclosed cab, heat & AC, 2700 hours, $56,000 or offer. Dave's Truck & Equipment, 208-263-3555 Sagle

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With Waratah 622B head, Logrite computer, 50% undercarriage, 20,000 frame hours, $35,000. www.GreatNorthernEquip.com Calls only, 509-535-4427 Spokane

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7	3	9	5	8	1	2	6	4
6	1	5	2	4	3	8	7	9
4	8	7	9	1	6	5	3	2
9	2	1	7	3	5	6	4	8
5	6	3	8	2	4	7	9	1
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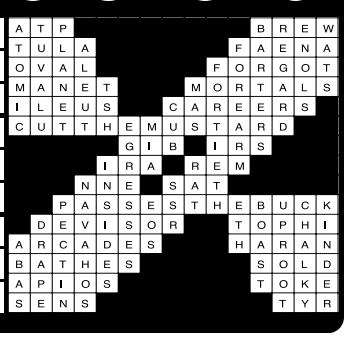
1	9	6	3	5	2	4	8	7
2	5	8	4	7	9	3	1	6



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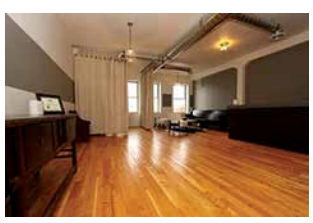

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Pre-emission Cat C7 300hp, exhaust brake, 10 speed, air ride, differential lock, 3.91:1 ratio, 32000lb GVWR, new 11R22.5 tires, 11' body with stainless tool drawers. Stellar 10,000lb 3 section crane with wireless controls, VMAC hydraulic air compressor. Miller Bobcat 250 welder, oil recovery vac pump & tank, 191,000 miles. This is a very nice service truck, $85,000. More pictures at www.GreatNorthernEquip.com Calls only, 509-535-4427, Spokane

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Native to Mexico, Central America, South America and the Caribbean, Iguanas are one of the most popular reptile pets. Over 800,000 Iguanas were imported into the United States in 1995 alone! While caring for an Iguana can be somewhat difficult, with proper diet, housing and lighting, an Iguana can make a wonderful and fascinating long term pet.

LIFE SPAN: Approx. 12-15 Years

ADULT SIZE: Approx. 4-6 ft.

DIET: Dark, Leafy Greens, Small Amounts of Fruit & Vegetables

HOW MANY: Best as Single Pets

DIFFICULTY:

SET-UP Moderately Difficult

CARE ROUTINE Moderate

COST OF UPKEEP Moderately Low

AVAILABILITY Easy

HABITAT:
Iguanas are very large, active reptiles. You should take their adult size into consideration before bringing one home! Iguanas require a temperature range of 80-100°F and a humidity level of 70-90%.

NECESSITIES:
- An Enclosure that is at least 12ft.x6ft.x6ft. for an Adult Iguana
- Mulch Type Bedding
- UVB Heat Bulbs & Light Fixtures
- Spray Bottle for Humidity

ACCESSORIES:
- Branches & Other Climbing Accessories
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OPEN HOUSE SATURDAY JANUARY 31, 11AM-1PM
512 W Montgomery, Spokane. Move in ready 2 bedroom, 1 bathroom house with thoughtful updates. Highlights include digital wall heaters in the bathroom & main floor bedroom, vilnyl windows & siding, a brand new roof, fresh landscaping, fenced backyard, & oversized one car garage. Offered at $285,000. Call Kali Butler, 509-254-4899, EXIT Real Estate Professionals

SPACIOUS DEER PARK HOME ON 3.2 ACRES WITH A 3 BAY SHOP!
Lovingly cared for 3 bedroom, 2 bath, 1991 sq.ft. home is full of potential, additions on both north & south sides provide flexible living space. Metal roofing & siding, wood stove, kitchen with island. 40x45' 1800 sq.ft. three bay shop includes a hobby room & lean-to, horse shelter, chicken coop, shed & fenced garden, $345,000. Linda Schoening, Real Estate Marketplace NW, Inc. Call or text, 509-701-3842

OPEN HOUSE SUNDAY FEBRUARY 1, 1PM-4PM
3120 S Progress Rd, Veradale. 4 bedroom, 2 bathroom home on large corner lot. Open-concept living, dining, & kitchen area with durable flooring, natural light, & a stylish kitchen showcasing white cabinetry, granite countertops, stainless steel appliances, & a center island. The daylight basement includes a spacious family room with a second fireplace, additional bedrooms, & flexible space ideal for guests, a home office, or multi-generational living. Central A/C, vinyl windows, & a finished basement ensure year-round comfort. Outside, enjoy a fully fenced yard with room for play, pets, or entertaining, plus RV parking and space for toys, hobbies, or a future shop. Offered at $425,000. Haley Thomas 775-830-7957, Realty One Group Eclipse

OPEN HOUSE SATURDAY JANUARY 31, 2:30-4:30PM
5924 N Belt. Charming Northwest Spokane home with thoughtful updates throughout, including a brand new primary suite in the basement, featuring a custom tile walk-in shower & a spacious walk-in closet, creating a private retreat separate from the main living areas. This 4 bedroom 2 bathroom home offers bright, comfortable living spaces with great natural light, a practical kitchen, & nicely sized bedrooms. Outside, enjoy a generous backyard with plenty of room to relax, garden, or entertain. Offered at $399,999, call Logan Moeller, 509-290-7483, RE/MAX Citibrokers

OPEN HOUSE SATURDAY JANUARY 31, 12PM-2PM
5203 S. Hogan, Laurelhurst Estates 5 bedroom, 4 bathroom on a quiet cul-de-sac. Boasting an open sitting room with a bay window, huge dining space and a formal office/ bedroom, a chef's kitchen with quartz countertops, state of the art appliances, spice drawers, wine fridge, spacious island and hide-away coffee bar. An eat in kitchen & formal living room. Beautifully finished hardwood floors & recessed lighting flow to a large deck, hot tub, & private backyard retreat. Upstairs offers three bedrooms including a generous primary suite, while the finished basement with bath & private entrance, perfect recreation, one additional bedroom or a studio. An extra-deep 3-car garage with EV charger even fits a golf cart for quick trips to Manito Country Club, just a block away. Offered at $999,000. Call Kali Butler 509-254-4899, EXIT Real Estate Professionals

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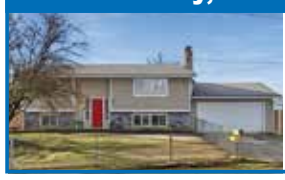

3120 S Progress Rd, Veradale
4 bed, 2 bath, oversized corner lot
$425,000
Haley Thomas 775-830-7957
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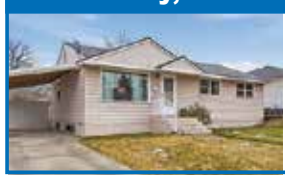
Saturday, January 31, 2:30pm-4:30pm



5924 N Belt St, Spokane
4 bed, 2 bath, new primary suite
$399,999
Logan Moeller, 509-290-7483
RE/MAX Citibrokers

Saturday, January 31, 12pm-2pm

5203 S Hogan, Spokane
5 bed, 4 bath, Laurelhurst Estates
$999,000
Kali Butler, 509-254-4899
EXIT Real Estate Professionals

Saturday, January 31, 11am-1pm

512 W Montgomery, Spokane
2 bed, 1 bath, updated with garage
$285,000
Kali Butler, 509-254-4899
EXIT Real Estate Professionals

Saturday, January 31, 11am-1pm

12855 N. Bunchberry St., Hayden Lake
4 bed, 3 bath, Nicely updated
$515,000
Sean Ness, 509-869-4024
Coldwell Banker Tomlinson

Saturday, January 31, 12pm-2pm

1946 S. Century Lane, Veradale
3 bed, 3 bath, one level living
$405,000
Scherry Harding, 509-994-7454
Coldwell Banker Tomlinson Valley

Saturday, January 31, 12pm-3pm

11217 E. 11th Ave, Spokane Valley
5 bed, 2 bath
$450,000
Ace Becktold, 541-786-0486
Keller Williams Spokane

Saturday, January 31, 11am-1pm

4521 N Lidgerwood, Spokane
3 bed, 2 bath, Perfect for multi-family!
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Well maintained, 1996 2 bedroom, 1 bathroom single wide manufactured home. Open living area, spacious kitchen, updated light fixtures & central A/C, corner lot with storage shed & carport. Lot rent covers water, sewer & garbage. 7303 N. Crestline St, Space 49. Offered at $62,500. Call Bill O'Dea 509-714-3814, Windermere North/Deer Park

OPEN HOUSE SUNDAY, JANUARY 31, 11AM-1PM
4521 N Lidgerwood, Spokane. Attention investors! 3 bedroom, 2 bathroom bungalow, great for single family or utilize the outside entrance to the lower level for Airbnb, rental, traveling medial staff, or multi-generational living. 4521 N. Lidgerwood, Spokane. New Price! $325,000. Call Barb Frye at Amplify Real Estate Services, 509-220-4373

MOVE TO THE COUNTRY THIS YEAR!
4 bedroom, 1 bath home in Southern Stevens County on 8 acres, 3800 sq.ft., scenic & private location in Hunters, Washington, just minutes from the Columbia River. Mature orchard & stream on property, perfect for orchard, livestock & farm use. Additional acreage also available, $399,900 with options available for cash. For more information contact Northwest Lands, www.NWLands.com or call 509-671-1691

MARLETTE HOMES, GOLDEN WEST HOMES, CLAYTON HOMES,
Fleetwood Homes & Palm Harbor Homes with online pricing including delivery & set up. The Home Boys, 3335 Travel Plaza Way, Pasco, WA 99301, 509-416-2840 or The Home Boys, 15906 E Sprague, Spokane Valley, WA, 99037, 509-481-9830, or online: www.TheHomeBoys.com Open 7 days a week 9am-5pm

SPOKANE VALLEY RANCHER
Open House Saturday, January 31, 12pm-3pm. 11217 E. 11th Avenue. Due to US Air Force relocation the seller is selling this beloved 5 bedroom, 2 bath home. True master bath, a rare find at this price point, spacious living with a bonus room, there's ample space for family, guests, a gym, or a home office. Modern updates include fresh exterior paint, artistic tile in the kitchen & refinished kitchen cabinets with quartz countertops. Private fenced backyard with a storage shed & covered patio. Close to schools, shopping, & more! $450,000. Ace Becktold, Keller Williams Spokane, 541-786-0486

Real Estate Trends & Advice

PURCHASING LAND – A BEGINNER'S GUIDE

Have you been contemplating the idea of purchasing land and building your dream home? Are you ready to brave the unknown, face your fears, and make the jump? Now may be the perfect time for your land purchase as we get closer to the spring and summer months. Here are some tips to consider before you take the plunge into land ownership.

1. Hire a professional Realtor who understands rural property.

Ask for advice about the following items on this list. Don't expect an experienced agent to jump and run to show you properties until you have done some homework.

2. Be aware of the costs involved in developing raw land well before you get started.

Ask your Realtor® to provide referrals for septic installers, well drillers, road builders, etc., so that you can investigate the feasibility of the entire project ahead of time.

Estimate the cost of each improvement and double it—it will almost always cost more than you think.

There are many things to learn before purchasing raw land (cost of improvements, regional availability of well water, property taxation, timber values, easements, covenants, title issues, microclimate weather, surveys, zoning, etc.).

3. Talk to a trustworthy lender who can offer a construction loan or an all-in-one loan.

Do you have enough cash saved? Is your credit worthy of such a risky project?

The lender may reject a borrower who is not financially strong, as these projects historically have a high rate of failure.

4. Ask your Realtor® to send you property listings for review that fit exact criteria, including price point, so that you can get a feel for market pricing.

Calculating how much you can afford to spend on land may be a real eye-opener!

You may soon realize that you cannot afford all the must-have items on your previous wish list (e.g., a stream or creek, paved road frontage, 40 acres vs. 10 acres).

Don't waste time looking until you know your price limitations.

5. Talk to a reputable contractor who can advise you on the approximate cost to build your home.

This process often results in trimming amenities and sacrificing finish quality when the dreamer realizes how wants and wishes translate into dollars.

Remember, most good real estate advisors would rather spend considerable time teaching you about the process than running around looking at properties you are not prepared for. Don't be fooled by a novice who may jump at your request but lacks the knowledge to get you started the right way.

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BLOWOUT SALE!
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ACREAGE, LOTS & LAND

CHATTAROY ACREAGE WITH DRY CABIN
10 acres of natural beauty & potential. Offered at $90,900. Jeff Hunsaker 509-701-0690, Sharma Meckelson 509-599-4475, Windermere North/Deer Park

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Located on West Davis Road, near Deer Park. Beautiful views, excellent privacy, stunning southerly exposure, fronts paved County road, power at front, 1/3 of property is open & slopes up. Three parcels to choose from, $149,999. For more information contact Northwest Lands, www.NWLands.com or call 509-671-1691

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SUDOKU

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Find solution to this puzzle in this issue

2006 CHRYSLER PT CRUISER
Stock #11741A. Was $4,995 now only $3,988. Call TK Auto Sales 509-279-2302, 509-939-4674 (cell) or visit 3024 N. Market, Spokane. www.TKAutoSalesSpokane.com

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2005 DODGE DURANGO Stock #11418A (3rd Row)	WAS $3,995	**$1,988**
2003 ACURA 3.2TL Stock #12345A (Loaded, has some dents, Runs Good!)	WAS $2,995	**$1,988**
2002 CADILLAC ESCALADE Stock #11618A (AWL)	WAS $4,995	**$2,988**
2008 FORD ESCAPE Stock #10677B (AWD, New Tires)	WAS $3,995	**$2,988**
2006 CHRYSLER PT CRUISER Stock #11741A (Auto)	WAS $4,995	**$3,988**
2006 CHEVY TRAILBLAZER Stock #12530 (4x4, 3rd Row Seat)	WAS $4,995	**$3,988**
2002 CHRYSLER SEBRING Stock #10994 (Clean Ride, Loaded)	WAS $4,995	**$3,988**
2006 FORD TAURUS Stock #12551 (V6, Nice Car)	WAS $4,995	**$3,988**
2001 CHEVY TRUCK Stock #12584 (Extended Cab, 3/4 Ton, 4WD)	WAS $6,995	**$5,988**
2007 GMC ENVOY Stock #12018A (AWD, Leather, Loaded)	WAS $5,995	**$4,988**
2013 CHEVY IMPALA Stock #11885 (V6, Loaded)	WAS $6,995	**$5,988**
2004 CHEVY TAHOE Stock #11309B (4x4, Leather, Loaded Up, Low Miles)	WAS $7,995	**$6,988**
2014 DODGE DURANGO Stock #12137A (3rd Row, AWD, Nice Rig)	WAS $8,995	**$7,988**
2008 GMC SIERRA Stock #12341 (Extended Cab, 4x4, Real Nice Truck)	WAS $10,995	**$9,988**

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Nice condition $1500 or best offer. 509-325-1877 Spokane

2007 HYUNDAI TUCSON LIMITED 4x4
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1994 ISUZU TROOPER 4
Wheel drive, runs excellent, $3000. Call 509-631-1182, Keller

IN ACCORDANCE WITH
The revised code of Washington (RCW 46.55.130), Randy's Towing #5664 will sell to the highest bidder. There will be 3 vehicles on Tuesday, February 3, 2026. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-663-8471 for questions regarding this auction. This sale location is 353 Malaga-Alcoa Hwy, Wenatchee

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2004 CHEVY TAHOE
Stock #11309B, 4x4, leather, loaded up, low miles. Was $7,995 now $6,988. Call TK Auto Sales 509-279-2302, 509-939-4674 (cell) or visit 3024 N. Market, Spokane. www.TKAutoSalesSpokane.com

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I need a reliable car to get to and from work, something inexpensive & well maintained. Please call or text, 509-218-8541 Spokane

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1330 Bridge Street, Clarkston. 35+ cars, trucks, SUVs, vans & trailers. Be sure to preview, gate opens at 11am!

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NW MOTORSPORTS Report
"Going fast is your job...Telling people about it is ours...!"

Jennifer's race car. Jennifer Peterson photos

JENNIFER PETERSON: QLISPE POWDER PUFF 2025 CHAMPION

Jennifer in the driver's seat. Jennifer Peterson photos

SPOKANE — Jennifer Peterson won the Powder Puff 2025 Season Championship at Qlispe Raceway.

The 33-year-old mom wrote in an email that, "I drive my husband's (Philip) yellow 2004 Pontiac GTO that was initially intended for him," she indicated with a laugh.

"This race season has been absolutely incredible and one for the books," she wrote offering kudos to Quispe's team. "Track prep this year was incredible."

The fact that the last race was effectively rained out and they still made it happen says a lot, she noted.

"They persevered, they were relentless, went above and beyond, everyone pulled together to get the track dry, worked together and we were able to finish the race."

It was such an inspiration and the ultimate definition of team work. Not to mention the fact they put on a double race that day. It was amazing.

Peterson mentions the race for good reason.

"That last race I went in with legitimately eight points ahead. I won runner up against Kari (Kannady) and she actually took on points lead which would've been race #9!

"Next race #9 I got insanely lucky and won runner up against someone who hadn't raced for points this year and Kari had gone out the round just before me," Peterson said.

Anxiously awaiting the points results, Peterson took the lead and won the championship by those same eight points.

There's another bit of irony for Peterson with this championship.

The best part about the championship is it all had a connection to her late father, Robert (Bob) Pratt, who raced with the car number, 333 and her points total for the season — 333. "Can you even imagine that?" Peterson said.

Peterson has been racing off and on since 2016, her first race paid for by her brother as a birthday present.

"Thanks to my husband and kiddo (Isabella), some wonderful family, incredible race family that believed in me and never gave up on me," Peterson said of yet another important element in her run to the championship.

Her husband not only the "babysitting," but "He let me drive his car right after he got it," even though he planned another build and initially bought a different car for her.

He tuned the car even after working all day, spent late nights making sure she would be happy and that quirks were being worked out for Peterson, who described herself as "A pain in the butt, like literally a gigantic one," she said.

Other people that Peterson said were also instrumental in her success were the Weaver family. "Angie and Randy dang near dedicate their lives to the track."

Jennen Motorsports has also previously sponsored Peterson and is a huge part of their race family. Peterson also acknowledges Jenifer Jennings who started the Powder Puff class.

Away from the racetrack, Peterson can be found daily at the reception desk of Reamer Family Dentistry in Spokane Valley. And when off the clock at work, "In the spring and summer you can find me near the water or the racetrack. Both are my happy places," Peterson said.

So is cruising on the weekend with her husband.

Ask us how we can help YOU!
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509-922-3456